

NOTICE OF THE SPECIAL VILLAGE BOARD MEETING

The special meeting of the Village Board is scheduled for
Tuesday, July 7, 2020 beginning at 6:30 p.m.

A copy of the agenda for this meeting is attached hereto and
can be found at www.tinleypark.org.

NOTICE - MEETING MODIFICATION DUE TO COVID-19

Pursuant to Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the members of the Village Board will be participating in the meeting through teleconference.

A livestream of the electronic meeting will be broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines, no more than 50 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of maximum limit will be asked to wait in another room with live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments.

Public comments or requests to speak may also be emailed in advance of the meeting to clerksoffice@tinleypark.org or placed in the Drop Box at the Village Hall by noon on Tuesday, July 7, 2020.

Kristin A. Thirion
Clerk
Village of Tinley Park

MEETING NOTICE

NOTICE IS HEREBY GIVEN that the Special Meeting of the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, July 7, 2020, beginning at 6:30 PM in the Council Chambers at the Village Hall of Tinley Park, 16250 South Oak Park Avenue, Tinley Park, Illinois.

6:30 PM CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ITEM #1

SUBJECT: CONSIDER APPROVAL OF AGENDA

ACTION: Discussion - **Consider approval of agenda as written or amended.**

COMMENTS: _____

ITEM #2

SUBJECT: CONSIDER APPROVAL OF MINUTES OF THE REGULAR
VILLAGE BOARD MEETING HELD ON JUNE 16, 2020.

ACTION: Discussion: **Consider approval of minutes as written or amended.**

COMMENTS: _____

ITEM #3

SUBJECT: CONDUCT SWEARING IN CEREMONY FOR FIREFIGHTERS - **Trustee Brennan**

ACTION: Discussion: The following Firefighters will be sworn in by the Village Clerk:

Firefighter Matthew Blackmore
Firefighter Anthony Figueroa
Firefighter Dariusz 'Darek' Gil
Firefighter Keith Miller
Firefighter Trevor Proszek

COMMENTS: No specific action is required.

ITEM #4

SUBJECT: CONSIDER RESOLUTION 2020-R-042 IN SUPPORT OF THE VILLAGE OF TINLEY PARK POLICE DEPARTMENT - **Trustee Brennan**

ACTION: Discussion: This Resolution recognizes the men and women of the Tinley Park Police Department whose daily efforts keep us safe. Each day they put themselves in harm's way to protect our community. **The Resolution is eligible for adoption.**

COMMENTS:

ITEM #5

SUBJECT: CONSIDER APPROVAL OF THE FOLLOWING CONSENT AGENDA ITEMS:

- A. CONSIDER ADOPTING RESOLUTION 2020-R-050 FINDING THAT THE NEED FOR CONFIDENTIALITY STILL EXISTS AS TO EXECUTIVE SESSION MINUTES.
- B. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$953,470.29 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JUNE 19, JUNE 28, 2020 AND JULY 2, 2020.

ACTION: Discussion: **Consider approval of consent agenda items.**

COMMENTS:

ITEM #6

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-034 GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT FOR THE DELTA SONIC CAR WASH LOCATED AT 6800 159TH STREET - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Delta Sonic Car Wash System, Inc. (property owner), is seeking a Special Use Amendment to Ordinance 88-O-016 to expand structures at the existing site, which includes a fuel station, car wash, convenience store, and interior detail center that is located at 6800 159th Street in the B-3 (General Business & Commercial) zoning district. The structure expansions will allow Delta Sonic to serve its customers more efficiently and will not add any additional services.

The Plan Commission held a Public Hearing on June 18, 2020, and voted 7-0 to recommend approval of the Special Use with recommended conditions in accordance with the plans as listed in the “Listed Reviewed Plans” and Findings of Fact in the June 18, 2020, Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS:

ITEM #7

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-033 GRANTING VARIATIONS FROM THE ZONING ORDINANCE RELATED TO THE FRONT YARD SETBACK, SIDE YARD SETBACK, MINIMUM PARKING REQUIREMENTS, AND DIRECTIONAL SIGN SIZE AT THE DELTA SONIC CAR WASH PROPERTY LOCATED AT 6800 159TH STREET - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Delta Sonic Car Wash System, Inc (property owner), is seeking four (4) variations related to its proposal to redevelop and modernize the property at 6800 159th Street in the B-3 (General Business & Commercial) zoning district. The proposal will allow expansion of the interior detail and convenience store buildings to provide more efficient service. The changes will also provide for improved site circulation and vehicle stacking.

The Plan Commission held a Public Hearing on June 18, 2020, and voted 7-0 to recommend approval of the four (4) Variations with a recommended condition and adopted the Findings of Fact in accordance with the plans as listed in the “Listed Reviewed Plans” as indicated in the June 18, 2020, Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS:

ITEM #8

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-066 APPROVING AND ACCEPTING A PLAT OF EASEMENT FOR A PUBLIC SIDEWALK ON PROPERTY LOCATED AT 6800 159TH STREET FOR THE DELTA SONIC REMODEL PROJECT - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Delta Sonic Car Wash System, Inc (property owner), has requested Final Plat approval for the Plat of Easement associated with the public sidewalk being installed at the Delta Sonic Car Wash located at 6800 159th Street. The Plat will allow for a public sidewalk to be installed on the private lot as part of the redevelopment requirements.

The Plan Commission reviewed the Final Plat of Easement with a condition that the approval is subject to Final Engineering Plan approval by the Village Engineer on June 18, 2020, and voted 7-0 to recommend approval. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #9

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-035 GRANTING CERTAIN VARIATIONS FROM THE ZONING ORDINANCE RELATED TO A HERITAGE SITE INVESTMENT THRESHOLD, MINIMUM NEW CONSTRUCTION HEIGHT, AND COVERED RESIDENTIAL PARKING AT THE PROPERTY LOCATED AT 17302 OAK PARK AVENUE FOR A FUTURE RESTAURANT (AVOCADO THEORY) - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Krunal Patel, on behalf of Avocado Theory Inc. (property owner), is seeking three (3) variations related to his proposal to redevelop and expand the existing structure located at 17302 Oak Park Avenue in DC (Downtown Core) zoning district. The proposal will allow for the structure to be expanded and reutilized as a mixed-use building. The Petitioner will locate the restaurant, Avocado Theory, on the first-floor and a one-bedroom apartment will be constructed on the second-floor. The Petitioner is an entrepreneur who sells guacamole at the Tinley Park Farmers Market and chose this location due to his success at the market.

The Plan Commission held a Public Hearing on June 18, 2020, and voted 7-0 to recommend approval of the three (3) Variations and adopted the Findings of Fact in accordance with the plans listed in the “Listed Reviewed Plans” as indicated in the June 18, 2020, staff report. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #10

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-067 APPROVING AND ACCEPTING A PLAT OF EASEMENT FOR PUBLIC ENGRESS/IGRESS FOR THE PROPERTY LOCATED AT 17302 OAK PARK AVENUE FOR THE FUTURE RESTAURANT AVOCADO THEORY - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Krunal Patel, on behalf of Avocado Theory Inc. (property owner), has requested Final Plat approval for the Plat of Easement associated with public ingress and egress through the site located at 17302 Oak Park Avenue in the DC (DOWNTOWN Core) zoning district. The request is associated with the redevelopment of the property as a mixed-use building with a restaurant. The Plat will allow for a public access through the rear of the property and provide for the potential future extension of the Village’s rear yard parking plan for the west side of Oak Park Avenue.

The Plan Commission reviewed the Final Plat of Easement with a recommended condition that the approval is subject to Final Engineering Plan approval by the Village Engineer on June 18, 2020, and voted 7-0 to recommend approval. **This Resolution is eligible for adoption.**

COMMENTS:

ITEM #11

SUBJECT: CONSIDER ORDINANCE 2020-O-036 APPROVING THE ANNEXATION OF CERTAIN PROPERTY LOCATED AT 16651 THERESA LANE - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Aleksandra Ligas (property owner), has petitioned the Village of Tinley Park to annex the approximately 15,000 square foot property located at 16651 Theresa Lane. The property has an existing four-unit multi-family residential structure. The property was assumed to be in the Village upon its original development in 1996, but was actually unincorporated. The requested annexation will correct that error going forward. **This Ordinance is eligible for first reading.**

COMMENTS:

ITEM #12

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-037 GRANTING A MAP AMENDMENT (REZONING) UPON ANNEXATION TO THE R-6 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT FOR CERTAIN PROPERTY LOCATED AT 16651 THERESA LANE - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Aleksandra Ligas (property owner), is seeking to rezone the property located at 16651 Theresa Lane, upon annexation, to the R-6, Medium-Density Residential zoning district. The site was believed to be in the R-6 zoning district when it was developed in 1996 but was recently found to have been unincorporated. The proposed annexation and rezoning will correct this issue going forward.

The Plan Commission held a Public Hearing on June 18, 2020, and voted 7-0 to unanimously recommend approval of the Map Amendment (Rezoning) in accordance with the plans as listed in the "Listed Reviewed Plans" and the Findings of Fact in the June 18, 2020, Staff Report. **This Ordinance is eligible for first reading.**

COMMENTS:

ITEM #13

SUBJECT: RECEIVE COMMENTS FROM STAFF -

COMMENTS: _____

ITEM #14

SUBJECT: RECEIVE COMMENTS FROM THE BOARD -

COMMENTS: _____

ITEM #15

SUBJECT: RECEIVE COMMENTS FROM THE PUBLIC -

COMMENTS: _____

ITEM #16

SUBJECT: ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

- A. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.
- B. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.
- C. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.

ADJOURNMENT

**MINUTES OF THE REGULAR BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD JUNE 16, 2020**

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 S. Oak Park Avenue, Tinley Park, IL on June 16, 2020.

President Vandenberg called this meeting to order at 7:43 p.m.

At this time, President Vandenberg stated this meeting is being conducted pursuant to Governor Pritzker's disaster proclamation and Public Act 101-0640, which amends requirements of the Open Meetings Act due to the COVID-19 pandemic. Pursuant to the same, the Village Board finds that it would be impractical to conduct an in-person meeting with all members present. Elected officials confirmed they were able to hear one another.

President Vandenberg led the Board and audience in the Pledge of Allegiance.

Clerk Thirion called the roll. Present and responding to roll call were the following:

| | |
|------------------------|---|
| President: | Jacob C. Vandenberg (Participated electronically) |
| Village Clerk: | Kristin A. Thirion |
| Trustees: | Cynthia A. Berg (Participated electronically) William P. Brady William A. Brennan Diane M. Galante (Participated electronically) Michael W. Glotz Michael G. Mueller (Participated electronically) |
| Absent: | None |
| Also Present: | |
| Village Manager: | David Niemeyer |
| Asst. Village Manager: | Patrick Carr (Participated electronically) |
| Village Attorney: | Patrick Connelly |

Motion was made by Trustee Galante, seconded by Trustee Brennan, to approve the agenda as written or amended for this meeting. Vote on roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Galante, to approve and place on file the minutes of the Special Village Board Meeting held on June 9, 2020. Vote on roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Regular Meeting of the Board of Trustees – Minutes**June 16, 2020**

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Motion was made by Trustee Mueller, seconded by Trustee Brady, to consider **THE FOLLOWING STAFF APPOINTMENTS FOR THE 2021 FISCAL YEAR –**

- o David Niemeyer, Village Manager
- o Patrick Carr, Asst. Village Manager & Emergency Management & Communications Director
- o Brad Bettenhausen, Treasurer
- o Forest Reeder, Fire Services Administrator
- o Donna Framke, Marketing Director
- o Kimberly Clarke, Community Development Director
- o Matthew Walsh, Police Chief
- o Colby Zemaitis, Village Engineer
- o Peterson, Johnson & Murray Chicago LLC, Village Attorneys

Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Brady, to consider **THE FOLLOWING INTERIM STAFF APPOINTMENTS –**

- o John Urbanski, Interim Public Works Director
- o Paula Wagener, Interim Human Resources Director

Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Glotz, to consider approving the following Consent Agenda items:

The following Consent Agenda items were read by the Village Clerk:

- A. CONSIDER REQUEST FROM CRISIS CENTER FOR SOUTH SUBURBIA, TO CONDUCT A RAFFLE THROUGH AUGUST 11, 2020, AT THE SILVER LAKE COUNTRY CLUB, 14700 S. 82ND AVENUE, WITH THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED \$7500. WINNERS WILL BE DRAWN AT SILVER LAKE COUNTRY CLUB.
- B. CONSIDER ADOPTING RESOLUTION 2020-R-040 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND MURPHY & MILLER, INC. FOR HEATING, VENTILATION AND AIR CONDITIONING (HVAC) OF ALL VILLAGE FACILITIES.
- C. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,750,248.86 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JUNE 12, 2020.

President Vandenberg asked if anyone from the Board would like to remove or discuss any items from the Consent Agenda. No items were removed or discussed. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Glotz, to adopt and place on file **ORDINANCE 2020-O-032 AMENDING TITLE III, CHAPTER 35, SECTION 35.6, OF THE TINLEY PARK MUNICIPAL CODE - SEXUAL HARASSMENT POLICY.** - State of Illinois Public Act 100-0554 became effective November 16, 2017, and required that all government units adopt an ordinance establishing a policy prohibiting sexual harassment by January 15, 2018. The Village adopted ordinance 2018-O-001 (becoming Title III, Chapter 35, Section 35.06 of the Tinley Park Municipal Code) to comply with this requirement. Further amendments regarding employment have been made through the enactment of Public Act 101-0221, which became effective in August of 2019. This Ordinance ensures compliance with the provisions of the new Act. This Ordinance was discussed at the Committee of the Whole held prior to this meeting.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public cared to address the Board. No one came forward. President Vandenberg asked if there were any written comments or requests to speak telephonically received from members of the public. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Brennan, to adopt and place on file, **RESOLUTION 2020-R-041 AUTHORIZING THE RENEWAL OF A PROFESSIONAL SERVICES AGREEMENT WITH ALLIANT/MESIROW FOR HEALTH INSURANCE BROKER SERVICES.** - In 2017, the Village went through a Request for Qualifications (RFQ) process for health insurance broker services. The professional services agreement was awarded to Alliant/Mesirow for a three (3) year term that expires July 14, 2020. Village staff has been very pleased with the services Alliant/Mesirow provides and recommend renewing the professional services agreement for an additional year instead of going through an RFQ process at this time. Carrier commission on both medical and dental will be 1%, which is a minimal increase, but still lower than the typical standards. This item was discussed at the Committee of the Whole prior to this meeting.

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public cared to address the Board. No one came forward. President Vandenberg asked if there were any written comments or requests to speak telephonically received from members of the public. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Mueller, to adopt and place on file, **ORDINANCE 2020-O-020 FIXING THE TIME AND PLACE FOR A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE VILLAGE OF TINLEY PARK (159TH & HARLEM REDEVELOPMENT PROJECT AREA.** - In March 2020, the Village of Tinley Park initiated the process to review the feasibility of creating a new Tax Increment Financing District. On June 3, 2020, the Village has made available the Redevelopment Plan and Project document, which contains the eligibility analysis, for the proposed Tax Increment Finance for review on its website and at the Village Clerk's Office. This Ordinance is required by statute and sets the time, date and place for the Joint Review Board meeting on Tuesday July 14, 2020, at 1:30 p.m. at the Tinley Park Village Hall. Additionally, this Ordinance sets the Public Hearing for the 159th & Harlem Tax Increment Financing District on Tuesday August 4, 2020, at 6:30 p.m. at the Tinley Park Village Hall.

President Vandenberg asked if there were any comments from members of the Board. Trustee Berg stated her opposition to tax increment financing (TIF) and stated she cannot support this proposed redevelopment plan and project due to the number of TIF's in the Village at this time. President Vandenberg asked if anyone from the public cared to address the Board. No one came forward. President Vandenberg asked if there were any written comments or requests to speak telephonically received from members of the public. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. Vote on roll call: Ayes: Brady, Brennan, Galante, Glotz, Mueller. Nays: Berg. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Galante, to adopt and place on file, **ORDINANCE ADOPTING ORDINANCE 2020-O-031 DECREASING THE NUMBER OF CLASS "A" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE AND INCREASING THE NUMBER OF CLASS "AV" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (350 BREWING COMPANY, LOCATED AT 7144 183RD STREET).** - The proposed Ordinance would decrease the number of Class "A" and increase the number of Class "AV" liquor licenses in the Village by one (1) each. The Petitioner is proposing to convert a private party room located within the establishment into a video gaming terminal room. The Class "AV" liquor license allows for both the retail sale of alcoholic beverages for consumption on the premises and video gaming terminals. The respective license will be for the following business and location: 350 Brewing Company, 7144 183rd Street, which is surrendering the Class "A" license in order to receive the Class "AV" license. Upon approval of this Ordinance, the total number of Class "A" liquor licenses will decrease to nineteen (19) and the total number of Class "AV" liquor licenses will be increased to fourteen (14).

President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if anyone from the public cared to address the Board. No one came forward. President Vandenberg asked if there were any written comments or requests to speak telephonically received from members of the public. Deputy Clerk Godette stated there were no written comments or requests to comment via telephone received for this item. Vote on roll call: Ayes: Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. Abstain: Berg. President Vandenberg declared the motion carried.

President Vandenberg asked if there were any comments from members of the Staff.

Village Manager Niemeyer thanked the Board for their support and stated he looks forward to a prosperous year.

President Vandenberg asked if there were any comments from members of the Board.

Trustee Brady proposed a resolution to be put before the Village Board recognizing Police Officer Month in the month of July in the Village of Tinley Park supporting of our police officers. Later he stated that he would like to see a resolution recognizing firefighters in the Month of October.

Trustee Glotz concurred with Trustee Brady regarding the police recognition resolution. He thanked Sam's Club for the grant funds received from them to support Tinley Park seniors through the volunteer committee's food delivery. The Village received \$2,000 for the senior food delivery program and \$2,000 for the senior bus program.

Trustee Glotz then spoke to concerns he has regarding litigation and public comments made against the current Village Board members, families of Village Board members, former elected officials, and candidates

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for elected positions and residents, by Stephen Eberhardt.

Trustee Brennan concurred with Trustee Brady regarding the resolution recognition of the police. He also commended the Tinley Park Police Department for their professionalism. He stated that there has been no use of force complaints on the Tinley Park Police Department in 2019 and 2020.

President Vandenberg asked if anyone from the public cared to address the Board.

Stephen Eberhardt stated concerns about public comment and Open Meetings Act procedures by the Village during the COVID-19 pandemic. He also stated concerns with the responses to Freedom of Information Act requests, Local Records Act compliance and litigation settlements by the Village.

President Vandenberg asked if there were any written comments or requests to speak telephonically received from members of the public. Deputy Clerk Godette, stated were none.

Motion was made by Trustee Brady, seconded by Trustee Mueller, at 8:21 p.m. to adjourn to Executive Session to discuss the following:

- A. COLLECTIVE NEGOTIATING MATTERS BETWEEN THE PUBLIC BODY AND ITS EMPLOYEES OR THEIR REPRESENTATIVES, OR DELIBERATIONS CONCERNING SALARY SCHEDULES FOR ONE OR MORE CLASSES OF EMPLOYEES.
- B. DISCUSSION OF MINUTES OF MEETINGS LAWFULLY CLOSED UNDER THIS ACT, WHETHER FOR PURPOSES OF APPROVAL BY THE BODY OF THE MINUTES OR SEMI-ANNUAL REVIEW OF THE MINUTES AS MANDATED BY SECTION 2.06.
- C. LITIGATION, WHEN AN ACTION AGAINST, AFFECTING OR ON BEHALF OF THE PARTICULAR PUBLIC BODY HAS BEEN FILED AND IS PENDING BEFORE A COURT OR ADMINISTRATIVE TRIBUNAL, OR WHEN THE PUBLIC BODY FINDS THAT AN ACTION IS PROBABLE OR IMMINENT, IN WHICH CASE THE BASIS FOR THE FINDING SHALL BE RECORDED AND ENTERED INTO THE MINUTES OF THE CLOSED MEETING.

Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Galante, to adjourn the regular Board meeting. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried and adjourned the regular Board meeting at 8:47 p.m.

PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

APPROVED:

Village President

ATTEST:

Village Clerk

CONDUCT SWEARING IN CEREMONY FOR FIREFIGHTERS

Firefighter Matthew Blackmor

Firefighter Anthony Figueroa

Firefighter Dariusz 'Darek' Gil

Firefighter Keith Miller

Firefighter Trevor Proszek

Trustee Brennan

VILLAGE OF TINLEY PARK



RESOLUTION 2020-R-042 ***A RESOLUTION IN SUPPORT OF THE*** ***VILLAGE OF TINLEY PARK POLICE DEPARTMENT***

WHEREAS, the President and Board of Trustees of the Village of Tinley Park desire to show support to the Tinley Park Police Department; and

WHEREAS, the men and women of the Tinley Park Police Department often receive little or no recognition for their daily efforts to keep us safe, yet each day they put themselves in harm's way to protect our community; and

WHEREAS, the Tinley Park Police Department has had an exemplary record of connection with all community members, from its visits with elementary school students to its work with the Village's senior community; and

WHEREAS, the members of the Tinley Park Police Department participate in numerous community police activities, including Coffee with a Cop, Citizens Police Academy, Neighborhood Watch Program, National Night Out Against Crime, Seniors & Law Enforcement Together (S.A.L.T.), Crime Free Rental Housing Program and more; and

WHEREAS, the members of the Tinley Park Police Department deserve the appreciation and respect of the citizens of Tinley Park for the merit, dignity, bravery, and reliability they exhibit each and every day. We honor the sacrifices made by families of police officers, as each day they face constant fear as their loved one work to protect us; and

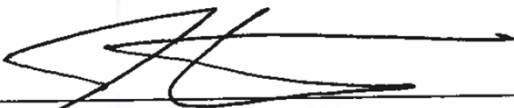
WHEREAS, the community of Tinley Park has turned to members of the Police Department for assistance and support in times of distress, whether they are coping with a personal crisis, or struggling through civil disorder or a natural disaster. The Tinley Park community relies on these courageous individuals when it is difficult to stand on its own, and its indebted to the unwavering public service of these police officers; and

WHEREAS, we are indeed fortunate and grateful for the contributions of the members of the Tinley Park Police Department to the people of this community.

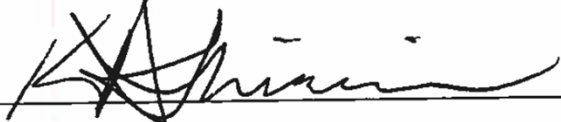
NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Tinley Park, Illinois, Cook and Will Counties, Illinois, on behalf of its citizens, herein represented we;

- I. Hereby salute the service of members of the Tinley Park Police Department and honor them as they place their lives on the line for the safety and security of our community; and
- II. Hereby declare the month of July, 2020, as **POLICE REOGNITION MONTH** in the Village of Tinley Park.


ADOPTED THIS 7th day of July, 2020.



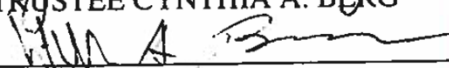
JACOB C. VANDENBERG, VILLAGE PRESIDENT



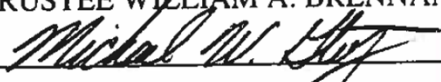
ATTEST: KRISTIN A. THIRION, CLERK



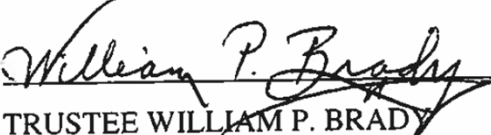
TRUSTEE CYNTHIA A. BERG



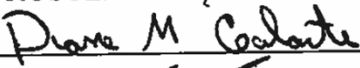
TRUSTEE WILLIAM A. BRENNAN



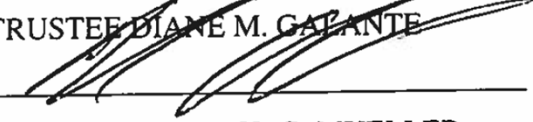
TRUSTEE MICHAEL W. GLOTZ



TRUSTEE WILLIAM P. BRADY



TRUSTEE DIANE M. GALANTE



TRUSTEE MICHAEL G. MUELLER

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-050

**A RESOLUTION FINDING THAT THE NEED FOR CONFIDENTIALITY
STILL EXISTS AS TO EXECUTIVE SESSION MINUTES**

**JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, and Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

RESOLUTION NO. 2020-R-050

**A RESOLUTION FINDING THAT THE NEED FOR CONFIDENTIALITY
STILL EXISTS AS TO EXECUTIVE SESSION MINUTES**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, pursuant to 5 ILCS 120/2.06(d) of the Illinois Open Meetings Act, the President and Board of Trustees of the Village of Tinley Park have periodically met and reviewed the minutes of all meetings of the President and Board of Trustees that had been closed to the public; and

WHEREAS, the President and Board of Trustees of the Village of Tinley Park find and hereby declare that the need for confidentiality still exists as the minutes identified in Exhibit 1 attached hereto and made apart hereof; and

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

SECTION 2: The President and Board of Trustees find and hereby declare that the need for confidentiality still exists as to the closed session minutes or portions thereof expressly identified in Exhibit 1.

SECTION 3: Any policy, resolution or ordinance of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

SECTION 4: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 7th day of July, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 7th day of July, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2020-R-050, “**A RESOLUTION FINDING THAT THE NEED FOR CONFIDENTIALITY STILL EXISTS AS TO EXECUTIVE SESSION MINUTES,**” which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 7, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 7th day of July, 2020.

VILLAGE CLERK

EXHIBIT 1**EXECUTIVE SESSION MINUTES LISTING – UNRELEASED**

| | | |
|---------------------------|----------------------------|--------------------|
| May 19, 2020 | July 17, 2018 (6:30 pm) | November 8, 2016 |
| May 6, 2020 (Spec Cow) | June 19, 2018 | November 1, 2016 |
| May 5, 2020 (Spec) | June 12, 2018 | October 4, 2016 |
| April 21, 2020 (Spec) | June 5, 2018 | September 13, 2016 |
| March 3, 2020 (Spec) | May 15, 2018 | August 2, 2016 |
| February 18, 2020 (Spec) | May 1, 2018 | July 19, 2016 |
| February 4, 2020 (Spec) | April 17, 2018 | June 21, 2016 |
| January 21, 2020 | April 3, 2018 | June 7, 2016 |
| January 7, 2020 | March 20, 2018 | May 17, 2016 |
| December 17, 2019 (Spec) | March 6, 2018 | April 12, 2016 |
| December 3, 2019 (Spec) | February 20, 2018 | March 22, 2016 |
| November 12, 2019 (Spec) | February 6, 2018 | March 15, 2016 |
| November 5, 2019 (Spec) | January 16, 2018 | March 1, 2016 |
| November 5, 2019 (COW) | December 19, 2017 | February 16, 2016 |
| October 15, 2019 (Spec) | December 12, 2017 COW | February 2, 2016 |
| October 8, 2019 (COW) | November 21, 2017 | January 19, 2016 |
| October 1, 2019 (Spec) | November 7, 2017 (7:30 pm) | November 17, 2015 |
| September 17, 2019 (Spec) | November 7, 2017 (6:00pm) | October 6, 2015 |
| September 3, 2019 (Spec) | October 17, 2017 | September 22, 2015 |
| August 20, 2019 (Spec) | October 03, 2017 (5:30pm) | September 15, 2015 |
| August 6, 2019 (Spec) | October 10, 2017 (7:30pm) | September 15, 2015 |
| July 16, 2019 | September 19, 2017 | September 8, 2015 |
| July 2, 2019 | September 5, 2017 | September 1, 2015 |
| June 18, 2019 | August 15, 2017 | July 14, 2015 |
| June 4, 2019 | August 8, 2017 | June 23, 2015 |
| May 21, 2019 | June 20, 2017 (7:00pm) | May 12, 2015 |
| May 7, 2019 | June 20, 2017 (7:30pm) | January 20, 2015 |
| April 16, 2019 | June 6, 2017 | January 6, 2015 |
| April 10, 2019 | May 9, 2017 | November 4, 2014 |
| March 5, 2019 | May 2, 2017 | October 21, 2014 |
| February 19, 2019 | April 11, 2017 | September 9, 2014 |
| February 5, 2019 | March 21, 2017 | September 2, 2014 |
| January 15, 2019 | March 14, 2017 | June 17, 2014 |
| December 18, 2018 | March 7, 2017 | March 15, 2014 |
| December 4, 2018 | February 21, 2017 | March 4, 2014 |
| November 20, 2018 (COW) | February 14, 2017 | February 4, 2014 |
| November 6, 2018 | February 7, 2017 (7:30pm) | July 2, 2013 |
| October 16, 2018 | February 6, 2017 | April 22, 2013 |
| October 2, 2018 | January 17, 2017 | April 24, 2001 |
| September 18, 2018 | January 3, 2017 | March 6, 2001 |
| August 21, 2018 | December 20, 2016 | January 18, 2000 |
| August 14, 2018 (Sp COW) | December 6, 2016 | |
| July 24, 2018 (Sp COW) | November 15, 2016 | |

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Voucher List
Village of Tinley Park

Bank code : ap_py

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|----------------------------------|-----------|-------------------------------|------------|------|---|-----------------------|
| 126254 | 6/19/2020 | 002613 UNITED HEALTHCARE AARP | PRPP060420 | | AARP POLICE PENSION JUNE PMT 86-00-000-20430 | 3,508.64 |
| Total : | | | | | | 3,508.64 |
| 1 Vouchers for bank code : ap_py | | | | | | Bank total : 3,508.64 |

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Voucher List
Village of Tinley Park

Page: 2

Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|----------------|-------------|---------------------------------------|----------------|-------------|--------------------------------|------------------|
| 187839 | 6/18/2020 | 015423 ROY ZENERE TRUCKING & | 9668 | | CUL-DE-SACS SNOW REMOVAL 2/2 | |
| | | | | | 08-00-000-72785 | 702.12 |
| | | | | | 01-26-023-72785 | 13,340.28 |
| | | | | | Total : | 14,042.40 |
| 187840 | 6/19/2020 | 010955 A T & T LONG DISTANCE | 827776689 | | CORP ID 931719 LB TIP LINE | |
| | | | | | 01-17-225-72120 | 62.41 |
| | | | | | Total : | 62.41 |
| 187841 | 6/19/2020 | 015018 AUSTIN TYLER CONSTRUCTION, LLC | 1910-11 | | PAYOUT 11 FINAL-NORTH ST IMPRO | |
| | | | | | 27-00-000-75300 | 56,119.99 |
| | | | | | Total : | 56,119.99 |
| 187842 | 6/19/2020 | 003166 B & J TOWING AND AUTO REPAIR | 0017164 | | TRUCK SAFETY INSPECTIONS | |
| | | | | | 01-26-023-72266 | 84.00 |
| | | | | | 60-00-000-72266 | 30.10 |
| | | | | | 63-00-000-72266 | 30.10 |
| | | | | | 64-00-000-72266 | 25.80 |
| | | | | | Total : | 170.00 |
| 187843 | 6/19/2020 | 012511 BEST BUY BUSINESS ADVANTAGE | 4547141 | | USB | |
| | | | | | 01-16-000-72565 | 19.99 |
| | | | | | Total : | 19.99 |
| 187844 | 6/19/2020 | 003304 CARLIN-MORAN LANDSCAPE INC | 3103 | | 16436 OLCOTT/CUT | |
| | | | 3107 | | 01-33-300-72744 | 112.50 |
| | | | | | 6505 163RD PLACE / CUT | |
| | | | | | 01-33-300-72744 | 2,565.00 |
| | | | | | Total : | 2,677.50 |
| 187845 | 6/19/2020 | 003396 CASE LOTS INC | 5760 | | TOWELS,CAN LINERS | |
| | | | 6002 | | 01-26-025-73580 | 318.10 |
| | | | | | FACE MASKS | |
| | | | | | 01-26-025-73870 | 978.00 |
| | | | | | Total : | 1,296.10 |
| 187846 | 6/19/2020 | 003229 CED/EFENGEE | 5025-532441 | | BOX,RCPT,BULB | |
| | | | | | 01-26-025-72530 | 17.80 |

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Voucher List
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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|----------------|-----------|------------------------------------|----------------------------|------|--|-----------------|
| 187846 | 6/19/2020 | 003229 CED/EFENGEE | (Continued) 5025-532528 | | BULBS 01-26-025-73570 | 311.64 |
| Total : | | | | | | 329.44 |
| 187847 | 6/19/2020 | 015199 CHICAGO PARTS & SOUNDS LLC | 1-0146324 | | ROTORFRT BRK 01-17-205-72540 | 431.00 |
| | | | 1-0146325 | | ROTORFRT, ROTOR-RR BRK 01-17-205-72540 | 467.62 |
| | | | 1-0146336 | | BRAKE PADS 01-17-205-72540 | 343.23 |
| | | | 2J0002236 | | DOCKSTATION PAN 01-17-220-72567 | 579.00 |
| Total : | | | | | | 1,820.85 |
| 187848 | 6/19/2020 | 012057 COMCAST CABLE | 8771401810010702 | | ACCT#8771401810010702 6/16-7/15 01-35-000-72517 | 16.38 |
| | | | 8771401810028977 | | ACCT#8771401810028977 SERV 6/1 01-26-025-72517 | 39.75 |
| Total : | | | | | | 56.13 |
| 187849 | 6/19/2020 | 013878 COMED - COMMONWEALTH EDISON | 0385181000 | | ACCT#0385181000 VILLAGE RR ST, 01-26-025-72510 | 2,099.47 |
| Total : | | | | | | 2,099.47 |
| 187850 | 6/19/2020 | 018311 CONNECTION | 70023551 | | DISPLAYPORT TO DVI ADAPTER 01-16-000-72565 | 64.17 |
| | | | 70025710 | | USB 01-17-220-72565 | 18.18 |
| | | | 70026970 | | WIRELESS MOUSE 01-16-000-72565 | 29.99 |
| | | | 70027010 | | WIRELESS SOLAR KEYBOARD 01-17-220-72565 | 47.80 |
| Total : | | | | | | 160.14 |
| 187851 | 6/19/2020 | 012410 CONSERV FS, INC. | 66037155 | | CONSERV #14 ALUM SCOOP 01-26-023-73680 | 34.94 |

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Voucher List
Village of Tinley Park

Page: 4

Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|---------------------------------------|-------------------------|------------|---|-----------------|
| 187851 | 6/19/2020 | 012410 CONSERV FS, INC. | (Continued) 66037234 | | CONSERV FS SUNNY 01-26-023-73680 | 90.21 |
| | | | 66037235 | | CONSERV FS SUNNY 60-00-000-73680 | 56.84 |
| | | | | | 63-00-000-73680 | 6.31 |
| | | | | | 64-00-000-73680 | 27.06 |
| | | | | | Total : | 215.36 |
| 187852 | 6/19/2020 | 003635 CROSSMARK PRINTING, INC | 79057 | | HOMETOWN HERO BANNER 33-00-000-75612 | 495.00 |
| | | | | | Total : | 495.00 |
| 187853 | 6/19/2020 | 012198 CRYDER ENTERPRISES, INC. | 2546 | | HYDRANT PAINTING PROJECT | |
| | | | 2550 | VTP-017238 | 60-00-000-72790 | 4,980.00 |
| | | | | VTP-017238 | HYDRANT PAINTING PROJECT 60-00-000-72790 | 4,980.00 |
| | | | | | Total : | 9,960.00 |
| 187854 | 6/19/2020 | 003770 DUSTCATCHERS INC | 73544 | | MATS/ PD 01-26-025-72790 | 85.41 |
| | | | | | Total : | 85.41 |
| 187855 | 6/19/2020 | 017807 EMERGENCY VEHICLE SERVICE INC. | 12025 | | E49 REPAIRS 01-19-000-72540 | 1,700.58 |
| | | | | | Total : | 1,700.58 |
| 187856 | 6/19/2020 | 004019 EVON'S TROPHIES & AWARDS | 060120 | | BUSINESS DEVELOPMENT MANAG 01-26-025-72520 | 26.06 |
| | | | | | Total : | 26.06 |
| 187857 | 6/19/2020 | 012484 FERGUSON FACILITIES #3400 | 0102622 | | LYSOL 01-26-025-73580 | 1,468.00 |
| | | | 0112014 | | PUMP,HAND GEL SANI 01-26-025-73580 | 447.96 |
| | | | | | Total : | 1,915.96 |
| 187858 | 6/19/2020 | 015058 FLEETPRIDE | 53148350 | | DRAIN VALVE | |

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Voucher List
Village of Tinley Park

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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|---------------------------------------|-------------|------------|--|----------------------|
| 187858 | 6/19/2020 | 015058 FLEETPRIDE | (Continued) | | | |
| | | | 53308074 | | 01-26-023-72530 DRAIN VALVE 01-26-023-72540 | 149.99 158.75 |
| | | | | | Total : | 308.74 |
| 187859 | 6/19/2020 | 012941 FMP | 52-458594 | | BRAKE,BRAKE ROTOR 01-33-310-72540 | 118.36 |
| | | | | | Total : | 118.36 |
| 187860 | 6/19/2020 | 011611 FOX VALLEY FIRE & SAFETY CO. | IN00355770 | | FIRE ALARM SYSTEM 01-26-025-72122 | 300.00 |
| | | | IN00355779 | VTP-017869 | MONTHLY RADIO MAINT 5/1/20-5/31 14-00-000-72750 | 8,466.50 |
| | | | | | Total : | 8,766.50 |
| 187861 | 6/19/2020 | 015397 GOVTEMPSUSA LLC | 3530081 | | 5/17 & 5/24 PAULA WALLRICH 01-33-310-72790 | 11,515.00 |
| | | | | | Total : | 11,515.00 |
| 187862 | 6/19/2020 | 014491 HANSEN DOOR INC. | 8977 | | INSTALL CABLE SNUBBERS 01-26-025-72520 | 125.00 |
| | | | | | Total : | 125.00 |
| 187863 | 6/19/2020 | 004843 ICMA | 479119 | | MEMBERSHIP PATRICK CARR 01-12-000-72720 | 1,314.06 |
| | | | 998090 | | MEMBERSHIP HANNAH LIPMAN 01-12-000-72720 | 175.00 |
| | | | | | Total : | 1,489.06 |
| 187864 | 6/19/2020 | 005109 IL. DEPT. OF EMPLOYMT SECURITY | 702000680 | | ACCT#800880 1/1/20-3/31/20 01-14-000-72445 | 6,644.00 |
| | | | | | Total : | 6,644.00 |
| 187865 | 6/19/2020 | 004935 ILLINOIS CITY/COUNTY MGMT ASSC | 061820 | | MEMBERSHIP PAT CARR 01-12-000-72720 | 224.00 |
| | | | | | Total : | 224.00 |

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Voucher List
Village of Tinley Park

Page: 6

Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|---------------------------------------|-----------|------|--|-----------------|
| 187866 | 6/19/2020 | 015497 ILLINOIS SECRETARY OF STATE | 061720 | | 1LNHM82WXXY636732 TITLE SEIZE 10-00-000-72860 | 150.00 |
| | | | | | Total : | 150.00 |
| 187867 | 6/19/2020 | 005186 INTERSTATE BATTERY SYSTEM | 284031 | | BATTERIES 64-00-000-72525 | 98.85 |
| | | | | | 60-00-000-72528 | 52.43 |
| | | | | | 63-00-000-72528 | 52.42 |
| | | | 284088 | | BATTERY 64-00-000-72525 | 34.95 |
| | | | | | Total : | 238.65 |
| 187868 | 6/19/2020 | 005022 ISAWWA | 200054549 | | TRAINING SEMINAR CONNIE YOUF 60-00-000-72140 | 12.60 |
| | | | | | 63-00-000-72140 | 12.60 |
| | | | | | 64-00-000-72140 | 10.80 |
| | | | 200054560 | | TRAINING SEMINAR KEN HOWARD 60-00-000-72140 | 12.60 |
| | | | | | 63-00-000-72140 | 12.60 |
| | | | | | 64-00-000-72140 | 10.80 |
| | | | | | Total : | 72.00 |
| 187869 | 6/19/2020 | 017866 J & J NEWELL CONCRETE | 19-5660 | | SPRING 2020 WATER DEPT MAINT 60-00-000-73770 | 4,467.87 |
| | | | | | 63-00-000-73770 | 496.43 |
| | | | | | 64-00-000-73770 | 2,127.56 |
| | | | | | Total : | 7,091.86 |
| 187870 | 6/19/2020 | 005251 J AND R SALES AND SERVICE INC. | 0331837 | | NEEDLE CAGE BEARING 01-26-023-73410 | 35.01 |
| | | | 0333315 | | V-BELT,DEFLECTOR,SPRING 01-26-023-73410 | 151.93 |
| | | | | | Total : | 186.94 |
| 187871 | 6/19/2020 | 019480 JOHNSON, KIMBERLY | 061520 | | REFUND PARKING PLACARD 70-00-000-79000 | 15.00 |
| | | | | | Total : | 15.00 |

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Voucher List
Village of Tinley Park

Page: 7

Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|-------------------------------------|----------------------------|--|--|---|
| 187872 | 6/19/2020 | 005379 KLEIN, THORPE & JENKINS, LTD | 061220 | | LEGAL SERV THRU 5/31/20 01-14-000-72850 | 165.00 |
| | | | | | Total : | 165.00 |
| 187873 | 6/19/2020 | 005413 KNOX COMPANY | INV02123146 | VTP-017887 | KNOX BOX 30-00-000-74183 | 4,510.00 |
| | | | | | Total : | 4,510.00 |
| 187874 | 6/19/2020 | 014190 LEHIGH HANSON | 5816593 | | BED/BACKFILL 70-00-000-73860 01-26-023-73860 60-00-000-73860 63-00-000-73860 64-00-000-73860 | 52.80 158.39 199.58 22.17 95.04 |
| | | | | | Total : | 527.98 |
| 187875 | 6/19/2020 | 016801 LIBERTY FLAG & BANNER | 17320 | VTP-017896 | INSTALLATION OF VETERANS BAN 33-00-000-75612 | 585.00 |
| | | | | | Total : | 585.00 |
| 187876 | 6/19/2020 | 011800 MAC TOOLS DISTRIBUTOR | 150959 | VTP-017884 VTP-017884 VTP-017884 VTP-017884 VTP-017884 VTP-017884 | MAC TOOL SOFTWARE UPDATE 01-19-000-72655 01-26-023-72655 01-26-024-72655 60-00-000-72655 63-00-000-72655 64-00-000-72655 | 345.00 345.00 345.00 214.19 23.80 102.00 |
| | | | | | Total : | 1,374.99 |
| 187877 | 6/19/2020 | 013969 MAP AUTOMOTIVE OF CHICAGO | 40-563439 | | BRAKE ROTOR,EVOL CER 01-26-023-72540 | 170.07 |
| | | | | | Total : | 170.07 |
| 187878 | 6/19/2020 | 012631 MASTER AUTO SUPPLY, LTD. | 15030-88036 15030-88352 | | CREDIT CORE RETURNS~ 01-26-023-72540 WHEEL WEIGHTS 01-17-205-72540 | -100.00 35.49 |

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06/19/2020 5:07:23AM

Voucher List
Village of Tinley Park

Page: 8

Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|------------------------------------|----------------------------|------|--|---|
| 187878 | 6/19/2020 | 012631 MASTER AUTO SUPPLY, LTD. | (Continued) 15030-88415 | | BRK CAL,BRAKE PADS 60-00-000-72530 63-00-000-72530 64-00-000-72530 | 150.86 50.28 86.20 |
| | | | 15030-88576 | | GLS ORG 01-26-023-72530 | 16.30 |
| | | | 15030-88733 | | GLS ORG 01-26-023-72530 | 32.60 |
| | | | | | Total : | 271.73 |
| 187879 | 6/19/2020 | 006074 MENARDS | 86329 | | SHIELD,HEX LAG 01-26-023-73840 | 29.76 |
| | | | 86334 | | MOP BUCKET,HOOK RAIL PIPELINE 01-19-000-73580 01-19-000-73870 | 100.80 19.97 |
| | | | 86448 | | CARBON MOTOR BRUSH 60-00-000-72552 63-00-000-72552 64-00-000-72552 | 1.50 1.50 1.29 |
| | | | 86895 | | FLOOR FAN 60-00-000-73410 63-00-000-73410 64-00-000-73410 | 20.15 2.24 9.60 |
| | | | | | Total : | 186.81 |
| 187880 | 6/19/2020 | 005856 MONROE TRUCK EQUIPMENT,INC. | 329659 | | CRYSTEELBODY GUIDE 01-26-023-72540 | 15.79 |
| | | | | | Total : | 15.79 |
| 187881 | 6/19/2020 | 017651 MSC INDUSTRIAL SUPPLY CO. | 3866183001 | | CREDIT HAND CLEANER 01-26-024-73845 01-26-023-73845 60-00-000-73845 63-00-000-73845 64-00-000-73845 | -36.44 -72.89 -45.92 -5.10 -21.87 |
| | | | 3883146001 | | PARTS | |

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Voucher List
Village of Tinley Park

Page: 9

Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|----------------------------------|-------------|------|--|-----------------|
| 187881 | 6/19/2020 | 017651 MSC INDUSTRIAL SUPPLY CO. | (Continued) | | | |
| | | | 3883156001 | | 60-00-000-73840 HEX NUT | 201.39 |
| | | | 3888434001 | | 60-00-000-73840 PARTS,SEALS,BULBS,DISC | 175.23 |
| | | | | | 01-26-024-73840 | 68.51 |
| | | | | | 01-26-023-73840 | 137.03 |
| | | | | | 60-00-000-73840 | 71.94 |
| | | | | | 63-00-000-73840 | 23.98 |
| | | | | | 64-00-000-73840 | 41.11 |
| | | | | | Total : | 536.97 |
| 187882 | 6/19/2020 | 014443 MURPHY & MILLER, INC | SVC00026962 | | REPAIR CONDENSER COILS / LABC | |
| | | | | | 01-26-025-72530 | 2,574.00 |
| | | | | | Total : | 2,574.00 |
| 187883 | 6/19/2020 | 015723 NICOR | 33079168366 | | ACCT#33-07-91-6836 6 9322 LAPOF | |
| | | | 49924710004 | | 64-00-000-72511 | 42.65 |
| | | | | | ACCT#49-92-47-1000 4 9191 W 175 | |
| | | | | | 01-26-025-72511 | 156.66 |
| | | | | | Total : | 199.31 |
| 187884 | 6/19/2020 | 006494 P.F. PETTIBONE & CO. | 178810 | | BLACK MINUTE BOOK COVER/STAI | |
| | | | | | 01-13-000-73110 | 147.95 |
| | | | | | Total : | 147.95 |
| 187885 | 6/19/2020 | 006475 PARK ACE HARDWARE | 036313/2 | | #9404 TAPE,CASTER,WATER | |
| | | | 036320/2 | | 01-19-000-73870 #891432 EXT SNAP CORR COUP | 32.94 |
| | | | 036377/2 | | 01-26-023-73840 #9404 SPRAYPAINT,SHOWER CUR | 6.69 |
| | | | | | 01-19-000-73870 | 4.99 |
| | | | | | 01-19-000-73585 | 20.16 |
| | | | 063684/1 | | #9404 SHOWER LINER,SPRAY PAI | |
| | | | | | 01-19-000-73585 | 7.99 |
| | | | | | 01-19-000-73870 | 26.75 |
| | | | 063693/1 | | FASTENERS | |

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Voucher List
Village of Tinley Park

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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|----------------------------------|-------------|------|----------------------------------|---------------|
| 187885 | 6/19/2020 | 006475 PARK ACE HARDWARE | (Continued) | | | |
| | | | 063699/1 | | 01-26-023-73840 | 25.44 |
| | | | | | #9404 TRASH CAN,WATER | |
| | | | | | 01-19-000-73580 | 16.99 |
| | | | | | 01-19-000-73585 | 7.98 |
| | | | 063700/1 | | #891432 WASHERS,FASTENERS,B | |
| | | | | | 01-26-023-73840 | 50.92 |
| | | | 063728/1 | | #9404 SLEEVE, INSERT | |
| | | | | | 01-19-000-72530 | 0.42 |
| | | | 063737/1 | | #891431 BIT TIP HOLDER,TAPPER I | |
| | | | | | 60-00-000-73410 | 16.11 |
| | | | | | 63-00-000-73410 | 1.79 |
| | | | | | 64-00-000-73410 | 7.67 |
| | | | 063739/1 | | #891431 DRILL BITS | |
| | | | | | 01-26-024-73410 | 4.78 |
| | | | 63697/1 | | #891431 KEY | |
| | | | | | 60-00-000-73110 | 6.52 |
| | | | | | 63-00-000-73110 | 0.72 |
| | | | | | 64-00-000-73110 | 3.11 |
| | | | 63718/1 | | #9404 COFFEE FILTERS,BATTERIE | |
| | | | | | 01-19-000-73585 | 264.85 |
| | | | | | 01-19-000-73580 | 20.17 |
| | | | | | Total : | 526.99 |
| 187886 | 6/19/2020 | 017268 PETERSON JOHNSON & MURRAY | 131601 | | 4118.0001 JABER ON BEHALF OF H | |
| | | | | | 60-00-000-72850 | 97.50 |
| | | | 131611 | | MATTER:4130.0001 VOTP-GENERA | |
| | | | | | 01-14-000-72850 | 36,434.45 |
| | | | 131612 | | MATTER:4130.0003 FOIA | |
| | | | | | 01-14-000-72850 | 11,485.50 |
| | | | 131613 | | 4130.0025 TP 2019 NO CASH BID TI | |
| | | | | | 01-14-000-72850 | 39.00 |
| | | | 131614 | | 4130.0029 RACINO DEV (MENTAL H | |
| | | | | | 20-00-000-72850 | 280.00 |
| | | | 131615 | | TP EMINENT DOMAIN | |
| | | | | | 27-00-000-72850 | 19.50 |
| | | | 131616 | | 4130.0035 PETE'S FRESH MARKET | |

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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|--------------------------------------|-------------|------|-------------------------------|------------------|
| 187886 | 6/19/2020 | 017268 PETERSON JOHNSON & MURRAY | (Continued) | | | |
| | | | 131617 | | 01-14-000-72850 | 546.00 |
| | | | 131619 | | MATTER: 4131.0001 VOTP GENERA | |
| | | | | | 01-14-000-72855 | 5,616.00 |
| | | | | | 4160.0001 VOTP PROSECUTIONS T | |
| | | | | | 01-14-000-72850 | 180.00 |
| | | | | | Total : | 54,697.95 |
| 187887 | 6/19/2020 | 006507 POSTMASTER, U. S. POST OFFICE | 061720 | | PERMIT#6 LATE PAYMENTS LETTEI | |
| | | | | | 60-00-000-72110 | 164.21 |
| | | | | | 64-00-000-72110 | 70.37 |
| | | | | | Total : | 234.58 |
| 187888 | 6/19/2020 | 006559 PRAXAIR DISTRIBUTION, INC | 96755907 | | ACETYLENE,HIGH PRESSURE | |
| | | | | | 01-26-024-73730 | 44.47 |
| | | | | | 01-26-023-73730 | 88.94 |
| | | | | | 60-00-000-73730 | 31.13 |
| | | | | | 63-00-000-73730 | 31.13 |
| | | | | | 64-00-000-73730 | 26.68 |
| | | | | | Total : | 222.35 |
| 187889 | 6/19/2020 | 013587 PROSHRED SECURITY | 990058235 | | SHREDDING | |
| | | | | | 01-17-205-72750 | 160.00 |
| | | | | | Total : | 160.00 |
| 187890 | 6/19/2020 | 006850 QUILL CORPORATION | 7566439 | | ENVELOPES | |
| | | | 7582190 | | 01-33-310-73110 | 203.97 |
| | | | | | POST-ITS,STAPLES | |
| | | | | | 01-33-310-73110 | 94.95 |
| | | | | | Total : | 298.92 |
| 187891 | 6/19/2020 | 006361 RAY O' HERRON CO INC | 2018763-IN | | ARMOR | |
| | | | | | 01-17-220-74618 | 763.76 |
| | | | | | Total : | 763.76 |
| 187892 | 6/19/2020 | 006922 RUBINO'S ITALIAN IMPORTS | 111 | | WATER | |
| | | | | | 01-17-205-72220 | 143.76 |

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Village of Tinley Park

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| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|--------|---------------------------------|-------------|---|-----------------|
| 187892 | 6/19/2020 | 006922 | 006922 RUBINO'S ITALIAN IMPORTS | (Continued) | Total : | 143.76 |
| 187893 | 6/19/2020 | 016334 | RUSH TRUCK CENTERS | 3019616260 | TANK AIR QUALITY CONNECT ASS\ | |
| | | | | 3019642358 | 01-26-023-72540 VALVE SAFETY,CONN,VALVE,ADAP | 676.30 |
| | | | | 3019642370 | 01-26-023-72540 OILPAN,PART,GASKET OIL PAN | 215.44 |
| | | | | 3019648460 | 01-26-023-72540 OIL PAN, PART | 146.70 |
| | | | | | 01-26-023-72540 | 1,069.90 |
| | | | | | Total : | 2,108.34 |
| 187894 | 6/19/2020 | 007092 | SAUNORIS | 624526 | SOD,PALLET CHARGE | |
| | | | | 624739 | 01-26-023-73680 SOD | 501.00 |
| | | | | | 01-26-023-73680 | 15.00 |
| | | | | | Total : | 516.00 |
| 187895 | 6/19/2020 | 013043 | SITE DESIGN GROUP, LTD. | 7946-37 | MOWING 5/1/20-5/23/20 | |
| | | | | 7954ph2-02 | 01-26-023-72847 PANDUIT LEGACY POND PHASE II | 230.00 |
| | | | | 8322-21 | 16-00-000-75315 FAIRFIELD GLEN RESTORATION 5/ | 1,850.00 |
| | | | | 8323-22 | 30-00-000-73681 APPLE POND DREDGING & RESTO | 440.00 |
| | | | | 8498-17 | 30-00-000-73681 SUBURBAN TREE CONSORTIUM 5/ | 676.25 |
| | | | | | 01-26-023-72847 | 4,944.14 |
| | | | | | Total : | 8,140.39 |
| 187896 | 6/19/2020 | 019481 | SR CONSTRUCTION | 061120 | REFUND OVERPAYMENT CONTRAC | |
| | | | | | 01-14-000-79010 | 50.00 |
| | | | | | Total : | 50.00 |
| 187897 | 6/19/2020 | 012238 | STAPLES BUSINESS ADVANTAGE | 3447955014 | SHARPIE,POST-ITS,PAD,BINDER C | |
| | | | | 3447955015 | 01-14-000-73110 BINDER,DIVIDERS,PENS,QUICK-ST | 79.55 |

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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|--------------------------------------|----------------|------|---|-------------------------|
| 187897 | 6/19/2020 | 012238 STAPLES BUSINESS ADVANTAGE | (Continued) | | | |
| | | | 3448569132 | | 01-17-205-73110 CLOROX WIPES 01-17-205-73110 | 110.32 14.97 |
| | | | | | Total : | 204.84 |
| 187898 | 6/19/2020 | 015452 STEINER ELECTRIC COMPANY | S006639121.001 | | ELECTRICAL SUPPLIES | |
| | | | S006639121.004 | | 01-26-024-73570 MINIATURE CIRC BREAKER 01-26-024-73570 | 749.93 353.50 |
| | | | S006642948.002 | | INSULATING BOOT,FUSES 01-26-024-73570 | 205.10 |
| | | | | | Total : | 1,308.53 |
| 187899 | 6/19/2020 | 007297 SUTTON FORD INC./FLEET SALES | 505023 | | SENSOR ASY 60-00-000-72530 63-00-000-72530 64-00-000-72530 | 35.61 11.87 20.34 |
| | | | 505148 | | ARM ASY-WIPER,NUT-HEX 01-17-205-72540 | 35.45 |
| | | | 505205 | | LAMP ASY 01-17-205-72540 | 52.46 |
| | | | 505299 | | TUBE ASY 60-00-000-72540 63-00-000-72540 64-00-000-72540 | 29.72 9.90 16.98 |
| | | | | | Total : | 212.33 |
| 187900 | 6/19/2020 | 018607 TELCOM INNOVATIONS GROUP, LLC | A55445 | | LABOR CHARGE FOR BILLABLE RE 01-26-025-72777 | 65.00 |
| | | | A55450 | | MITEL SOFTWARE ASSURANCE 01-26-025-72777 | 50.23 |
| | | | A55468 | | LABOR CHARGE FOR BILLABLE RE 01-26-025-72777 | 487.50 |
| | | | | | Total : | 602.73 |
| 187901 | 6/19/2020 | 002122 TERRY'S RV CENTER | 7749 | | FILTERS,AIR CLEANER,PLUGS,BRL | |

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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|-------------------------------------|--------------|------------|-----------------------------------|---------------|
| 187901 | 6/19/2020 | 002122 TERRY'S RV CENTER | (Continued) | | 60-00-000-72540 | 70.45 |
| | | | | | 63-00-000-72540 | 23.49 |
| | | | | | 64-00-000-72540 | 40.26 |
| | | | | | Total : | 134.20 |
| 187902 | 6/19/2020 | 007777 THOMPSON ELEVATOR INSPECTION | 20-1489 | | ELEVATOR PERMIT INSPECTION TF | |
| | | | | | 01-33-300-72853 | 75.00 |
| | | | | | Total : | 75.00 |
| 187903 | 6/19/2020 | 013200 TRIBUNE PUBLISHING COMPANY | 020803557000 | | CLASSIFIED LISTINGS 5/1/20-5/31/2 | |
| | | | | | 01-14-000-72330 | 159.00 |
| | | | | | 01-33-300-72330 | 342.00 |
| | | | | | Total : | 501.00 |
| 187904 | 6/19/2020 | 004106 TYLER TECHNOLOGIES, INC | 045-305286 | | EXECUTIME LICENSE INCREASE | |
| | | | | VTP-016786 | 30-00-000-74139 | 30.00 |
| | | | | VTP-016786 | 60-00-000-74139 | 10.00 |
| | | | | | Total : | 40.00 |
| 187905 | 6/19/2020 | 002613 UNITED HEALTHCARE AARP | 060420 | | JUNE 20 PYMT FOR JULY 20 COVEI | |
| | | | | | 01-33-300-72435 | 135.85 |
| | | | | | 01-13-000-72435 | 222.89 |
| | | | | | 60-00-000-72435 | 67.93 |
| | | | | | 01-26-023-72435 | 67.92 |
| | | | | | 60-00-000-72435 | 122.13 |
| | | | | | 01-17-205-72435 | 132.99 |
| | | | | | 60-00-000-72435 | 310.95 |
| | | | | | 01-26-024-72435 | 211.34 |
| | | | | | 01-26-023-72435 | 110.18 |
| | | | | | 60-00-000-72435 | 204.58 |
| | | | | | 01-17-205-72435 | 82.30 |
| | | | | | 60-00-000-72435 | 41.16 |
| | | | | | 01-26-025-72435 | 41.14 |
| | | | | | 01-17-205-72435 | 160.56 |
| | | | APPP060420 | | AARP POLICE PENSION JUNE PMT | |
| | | | | | 01-17-205-72435 | 2,809.86 |

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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|---------------------------------------|-----------------|------|--|-----------------|
| 187905 | 6/19/2020 | 002613 002613 UNITED HEALTHCARE AARP | (Continued) | | Total : | 4,721.78 |
| 187906 | 6/19/2020 | 018250 VERIZON CONNECT NWF INC | OSV000002126896 | | CUST ID TINL001 5/1/20-5/31/20 01-26-023-72790 | 279.65 |
| | | | | | Total : | 279.65 |
| 187907 | 6/19/2020 | 010278 VILLAGE PIZZA | 060220 | | PIZZAS - POLICE CONG, CIVIL UNR 01-17-205-72220 | 700.00 |
| | | | | | Total : | 700.00 |
| 187908 | 6/19/2020 | 019455 WALSH LAW GROUP PC | 0080 | | ETHICS INVESTIGATION & COMPLA 01-14-000-72850 | 5,071.50 |
| | | | | | Total : | 5,071.50 |
| 187909 | 6/19/2020 | 010165 WAREHOUSE DIRECT WORKPL SOLTNS | 4672836-0 | | FILES | |
| | | | | | 60-00-000-73110 | 9.78 |
| | | | | | 63-00-000-73110 | 1.09 |
| | | | | | 64-00-000-73110 | 4.65 |
| | | | 4676876-0 | | FILE ORGANIZER | |
| | | | | | 60-00-000-73110 | 7.94 |
| | | | | | 63-00-000-73110 | 0.88 |
| | | | | | 64-00-000-73110 | 3.78 |
| | | | 4684101-0 | | FACE MASK | |
| | | | | | 01-26-025-73870 | 99.98 |
| | | | | | Total : | 128.10 |
| 187910 | 6/19/2020 | 011055 WARREN OIL CO. | W1314542 | | N.L. GAS USED 5/21/20-6/3/20 | |
| | | | | | 01-17-205-73530 | 8,958.09 |
| | | | | | 01-19-000-73530 | 426.26 |
| | | | | | 01-19-020-73530 | 52.27 |
| | | | | | 01-21-000-73530 | 587.12 |
| | | | | | 60-00-000-73530 | 569.63 |
| | | | | | 63-00-000-73530 | 142.41 |
| | | | | | 64-00-000-73530 | 305.16 |
| | | | | | 01-26-023-73530 | 894.04 |
| | | | | | 01-26-024-73530 | 468.26 |
| | | | | | 01-33-300-73530 | 185.68 |

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Voucher List
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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|------------------------------------|-----------|--------------------------------|-------------|------|----------------------------------|------------------------------------|
| 187910 | 6/19/2020 | 011055 WARREN OIL CO. | (Continued) | | | |
| | | | | | 01-33-310-73530 | 31.98 |
| | | | | | 01-12-000-73530 | 64.20 |
| | | | | | 01-14-000-73532 | 54.18 |
| | | | | | 01-42-000-73530 | 126.97 |
| | | | W1314543 | | DIESEL USED 5/21/20-6/3/20 | |
| | | | | | 01-19-000-73545 | 503.01 |
| | | | | | 60-00-000-73545 | 213.43 |
| | | | | | 63-00-000-73545 | 53.36 |
| | | | | | 64-00-000-73545 | 114.34 |
| | | | | | 01-26-023-73545 | 446.76 |
| | | | | | 01-26-024-73545 | 80.23 |
| | | | | | 01-14-000-73531 | 287.17 |
| | | | | | Total : | 14,564.55 |
| 187911 | 6/19/2020 | 016927 WILL COUNTY DIVISION OF | 061020 | | SIGNAL MAINT/C.H. 84-191ST ST AT | |
| | | | | | 01-26-024-72775 | 148.40 |
| | | | 061020. | | SIGNAL MAINT/C.H. 84-191ST ST AT | |
| | | | | | 01-26-024-72775 | 742.00 |
| | | | | | Total : | 890.40 |
| 73 Vouchers for bank code : apbank | | | | | | Bank total : 238,761.15 |
| 74 Vouchers in this report | | | | | | Total vouchers : 242,269.79 |

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Voucher List
Village of Tinley Park

Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|------|--------|---------|------|---------------------|--------|
|---------|------|--------|---------|------|---------------------|--------|

The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.

_____ Village President

_____ Village Clerk

_____ Date

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Voucher List
Village of Tinley Park

Page: 1

Bank code : ap_ff

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|----------------------------------|-----------|---------------------------|----------|------|----------------------------|-----------------------|
| 51120 | 5/11/2020 | 000339 BEST BUY CO., INC. | 051120 | | SAMSUNG SMART TV, MOUNTING | |
| | | | | | 36-00-000-74110 | 1,456.97 |
| | | | 051120-2 | | ROCKETFISH HDMI CABLE | |
| | | | | | 36-00-000-74110 | 21.54 |
| | | | 051120-3 | | SAMSUNG SOUNDBAR | |
| | | | | | 36-00-000-74110 | 323.24 |
| | | | 051120-4 | | FULL MOTION WALL MOUNT | |
| | | | | | 36-00-000-74110 | 172.39 |
| Total : | | | | | | 1,974.14 |
| 1 Vouchers for bank code : ap_ff | | | | | | Bank total : 1,974.14 |

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Bank code : ap py

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|----------------------------------|-----------|---------------------------------------|----------------|------|--|-------------------------------|
| 126255 | 6/26/2020 | 016864 ANTHEM BLUE CROSS BLUE SHIELD | PR000120495490 | | HEALTH INS- JUNE PMT/JULY - SEF 86-00-000-20430 | 438.54 |
| | | | | | Total : | 438.54 |
| 126256 | 6/26/2020 | 016864 ANTHEM BLUE CROSS BLUE SHIELD | PR000120521057 | | HEALTH INS-JUNE PMT/JULY - SEP 86-00-000-20430 | 359.88 |
| | | | | | Total : | 359.88 |
| 126257 | 6/26/2020 | 003127 BLUE CROSS BLUE SHIELD | PR070120 | | IL065LB000001212-0 HEALTH INS E 86-00-000-20430 | 1,930.00 |
| | | | PRPP070120 | | IL065LB000001212-0 HEALTH INS E 86-00-000-20430 | 964.50 |
| | | | | | Total : | 2,894.50 |
| 126258 | 6/26/2020 | 019214 BLUE CROSS BLUE SHIELD | PR070120 | | 0000ILLB1212 HEALTH INS EXP-JUI 86-00-000-20430 | 60.09 |
| | | | PRPP070120 | | IL065LB000001212-0 HEALTH INS E 86-00-000-20430 | 89.57 |
| | | | | | Total : | 149.66 |
| 126259 | 6/26/2020 | 004640 HEALTHCARE SERVICE CORPORATION | PR070120 | | A/C#271855-HEALTH INS-JUNE PM 86-00-000-20430 | 17,127.17 |
| | | | PRPP070120 | | A/C#271855-HEALTH INS-JUNE PM 86-00-000-20430 | 15,313.68 |
| | | | | | Total : | 32,440.85 |
| 5 Vouchers for bank code : ap_py | | | | | | Bank total : 36,283.43 |

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Voucher List
Village of Tinley Park

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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|---------------------------------------|----------------|------|---|-----------------|
| 187912 | 6/24/2020 | 006507 POSTMASTER, U. S. POST OFFICE | 062320 | | PERMIT#6 VEHICLE STICKER 2020 06-00-000-72110 | 9,274.76 |
| | | | | | Total : | 9,274.76 |
| 187913 | 6/26/2020 | 002734 AIR ONE EQUIPMENT, INC | 157193 | | METER CALIBRATION TRAVEL ONE 01-19-000-72552 | 570.00 |
| | | | 157242 | | REPLACEEMNT KIT,HUD ASSY M7 I 01-19-000-72578 | 2,009.00 |
| | | | 157460 | | CHEMGUARD TSTORM TRAINING F 01-19-000-72140 | 735.00 |
| | | | | | Total : | 3,314.00 |
| 187914 | 6/26/2020 | 016864 ANTHEM BLUE CROSS BLUE SHIELD | AP000120495490 | | HEALTH INS EXPENSE-JUNE PMT/L 60-00-000-72435 | 257.86 |
| | | | | | 63-00-000-72435 | 49.11 |
| | | | | | 64-00-000-72435 | 131.57 |
| | | | | | Total : | 438.54 |
| 187915 | 6/26/2020 | 016864 ANTHEM BLUE CROSS BLUE SHIELD | AP000120521057 | | HEALTH INS EXPENSE-JUNE PMT/L 60-00-000-72435 | 211.61 |
| | | | | | 63-00-000-72435 | 40.30 |
| | | | | | 64-00-000-72435 | 107.97 |
| | | | | | Total : | 359.88 |
| 187916 | 6/26/2020 | 010953 BATTERIES PLUS - 277 | P27634702 | | SLA12-8F 12 LEAD DURA12-8F,SLA 14-00-000-74150 | 140.00 |
| | | | P27806915 | | SLA12-8F 12V LEAD DURA12-8F,SL 14-00-000-74150 | 140.00 |
| | | | | | Total : | 280.00 |
| 187917 | 6/26/2020 | 002974 BETTENHAUSEN CONSTRUCTION SERV | 200097 | | HAULING SWEEPINGS AND SPOILS 01-26-023-72890 | 150.00 |
| | | | | | 60-00-000-73681 | 220.50 |
| | | | | | 63-00-000-73681 | 24.50 |
| | | | | | 64-00-000-73681 | 105.00 |
| | | | 200098 | | HAULING STONE FROM HANSON T 01-26-023-73860 | 90.00 |

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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|--------|--|----------|---------------------------------|-----------------|
| 187917 | 6/26/2020 | 002974 | BETTENHAUSEN CONSTRUCTION SERV (Continued) | | | |
| | | | | | 70-00-000-73860 | 30.00 |
| | | | | | 60-00-000-73860 | 113.40 |
| | | | | | 63-00-000-73860 | 12.60 |
| | | | | | 64-00-000-73860 | 54.00 |
| | | | 200101 | | SWEEPINGS AND SPOILS | |
| | | | | | 01-26-023-72890 | 105.00 |
| | | | | | 60-00-000-73681 | 154.35 |
| | | | | | 63-00-000-73681 | 17.15 |
| | | | | | 64-00-000-73681 | 73.50 |
| | | | 200102 | | HAULING SPOILS AND WOODCHIP | |
| | | | | | 01-26-023-72890 | 150.00 |
| | | | | | 60-00-000-73681 | 220.50 |
| | | | | | 63-00-000-73681 | 24.50 |
| | | | | | 64-00-000-73681 | 105.00 |
| | | | | | Total : | 1,650.00 |
| 187918 | 6/26/2020 | 003127 | BLUE CROSS BLUE SHIELD | AP070120 | IL065LB000001212-0 HEALTH INS E | |
| | | | | | 01-26-023-72435 | 156.00 |
| | | | | | 01-33-300-72435 | 111.50 |
| | | | | | 60-00-000-72435 | 58.51 |
| | | | | | 64-00-000-72435 | 29.85 |
| | | | | | 60-00-000-72435 | 58.51 |
| | | | | | 63-00-000-72435 | 11.14 |
| | | | | | 64-00-000-72435 | 29.85 |
| | | | | | 60-00-000-72435 | 58.51 |
| | | | | | 63-00-000-72435 | 11.14 |
| | | | | | 64-00-000-72435 | 29.85 |
| | | | | | 60-00-000-72435 | 65.56 |
| | | | | | 63-00-000-72435 | 12.49 |
| | | | | | 64-00-000-72435 | 33.45 |
| | | | | | 01-12-000-72435 | 117.50 |
| | | | | | 01-19-020-72435 | 248.00 |
| | | | | | 01-26-023-72435 | 335.00 |
| | | | | | 01-33-300-72435 | 87.50 |
| | | | | | 64-00-000-72435 | 29.85 |
| | | | | | 63-00-000-72435 | 11.14 |

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| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|-------------------------------|-------------|------|---------------------------------|-----------------|
| 187918 | 6/26/2020 | 003127 BLUE CROSS BLUE SHIELD | (Continued) | | | |
| | | | | | 60-00-000-72435 | 54.68 |
| | | | | | 63-00-000-72435 | 10.42 |
| | | | | | 64-00-000-72435 | 27.90 |
| | | | | | 60-00-000-72435 | 58.51 |
| | | | | | 63-00-000-72435 | 11.14 |
| | | | APPP070120 | | IL065LB000001212-0 HEALTH INS E | |
| | | | | | 01-17-205-72435 | 964.50 |
| | | | | | Total : | 2,622.50 |
| 187919 | 6/26/2020 | 019214 BLUE CROSS BLUE SHIELD | AP070120 | | 0000ILLB1212 HEALTH INS EXP-JUI | |
| | | | | | 01-33-300-72435 | 60.09 |
| | | | APPP070120 | | 0000ILLB1212 HEALTH INS EXP-JUI | |
| | | | | | 01-17-205-72435 | 89.56 |
| | | | | | Total : | 149.65 |
| 187920 | 6/26/2020 | 014148 CALL ONE | 1210676 | | VILLAGE LANDLINE PHONE SERV | |
| | | | | | 01-19-000-72120 | 2,521.56 |
| | | | | | 60-00-000-72120 | 3,218.24 |
| | | | | | 63-00-000-72120 | 357.58 |
| | | | | | 64-00-000-72120 | 1,532.50 |
| | | | | | 01-17-205-72120 | 1,967.90 |
| | | | | | 01-12-000-72120 | 497.30 |
| | | | | | 01-14-000-72120 | 620.00 |
| | | | | | 01-11-000-72120 | 6.14 |
| | | | | | 01-12-000-72120 | 14.13 |
| | | | | | 01-17-205-72120 | 14.13 |
| | | | | | 01-19-000-72120 | 3.07 |
| | | | | | 01-26-023-72120 | 3.69 |
| | | | | | 01-26-024-72120 | 3.69 |
| | | | | | 01-33-310-72120 | 3.69 |
| | | | | | 01-33-320-72120 | 3.69 |
| | | | | | 60-00-000-72120 | 9.21 |
| | | | | | 01-12-000-72120 | 55.34 |
| | | | | | 01-14-000-72120 | 184.95 |
| | | | | | 01-15-000-72120 | 33.49 |
| | | | | | 01-17-205-72120 | 110.68 |

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| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|-------------------------------------|---------------------|------|---------------------------------|------------------|
| 187920 | 6/26/2020 | 014148 CALL ONE | (Continued) | | | |
| | | | | | 01-19-000-72120 | 49.51 |
| | | | | | 01-19-020-72120 | 16.74 |
| | | | | | 01-26-023-72120 | 21.84 |
| | | | | | 01-26-024-72120 | 21.84 |
| | | | | | 01-33-300-72120 | 33.49 |
| | | | | | 01-33-310-72120 | 33.49 |
| | | | | | 01-33-320-72120 | 21.84 |
| | | | | | 01-35-000-72120 | 21.84 |
| | | | | | 01-53-000-72120 | 11.65 |
| | | | | | 60-00-000-72120 | 70.19 |
| | | | | | 63-00-000-72120 | 7.79 |
| | | | | | 64-00-000-72120 | 33.46 |
| | | | | | Total : | 11,504.66 |
| 187921 | 6/26/2020 | 011929 CAPITAL ONE BANK (USA), N.A. | 051120 | | ****6452 CREDIT APA CANCELLED E | |
| | | | 051220 | | 01-33-000-72140 | -820.00 |
| | | | 051420 | | ****6452 LOGMEIN GOTO MEETING | |
| | | | 052720 | | 01-14-000-72720 | 25.16 |
| | | | | | **** 6452 MONTHLY SUBSCRIPTION | |
| | | | | | 01-35-000-72720 | 27.72 |
| | | | | | ****6452 ALLIED ELECTRONICS | |
| | | | | | 60-00-000-72528 | 13.97 |
| | | | | | 63-00-000-72528 | 13.96 |
| | | | 061020 | | ****6452 MONTHLY SUBSCRIPTION | |
| | | | 10927 | | 01-35-000-72720 | 27.72 |
| | | | | | ****6452 CREDIT OVERPAYMENT M | |
| | | | 113-2064031-5326622 | | 01-15-000-72720 | -35.00 |
| | | | 113-2563424-5048221 | | ****6452 PLEXIGLASS SHIELD | |
| | | | | | 01-26-025-72530 | 1,134.30 |
| | | | | | ****6452 COVID SIGNS | |
| | | | 113-2614071-9598640 | | 01-26-025-72530 | 1,040.00 |
| | | | | | ****6452 MARATHON AUTOMATED F | |
| | | | 113-6710082-5281837 | | 01-26-025-72530 | 346.50 |
| | | | | | ****6452 SOCIAL DISTANCING FLOC | |
| | | | 113-7231820-5913827 | | 01-26-025-72530 | 71.96 |
| | | | | | ****6452 COVID DECALS FOR WOR | |

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| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|-------------------------------------|---------------------|------|----------------------------------|-----------------|
| 187921 | 6/26/2020 | 011929 CAPITAL ONE BANK (USA), N.A. | (Continued) | | 01-26-025-72530 | 43.00 |
| | | | 113-8360998-1325034 | | ****6452 AUTO HAND CLEANER DIS | |
| | | | 1213094624 | | 01-26-025-72530 | 2,429.87 |
| | | | 1409082 | | ****6452 ADOBE STOCK 10 IMAGES | |
| | | | 1C1XJZL | | 01-35-000-72985 | 29.99 |
| | | | | | ****6452 MEMBERSHIP B.BETTENH | |
| | | | 1C1XMJB | | 01-15-000-72720 | 370.00 |
| | | | | | ****6452 TRIPP LITE UPS WEB MGM | |
| | | | | | 60-00-000-72528 | 163.87 |
| | | | | | 63-00-000-72528 | 163.87 |
| | | | | | ****6452 TRIPP LITE UPS WEB MGM | |
| | | | | | 64-00-000-72525 | 703.00 |
| | | | | | 60-00-000-72528 | 140.11 |
| | | | | | 63-00-000-72528 | 140.11 |
| | | | 2505011495 | | ****6452 SURGE PROTECTION DEV | |
| | | | | | 60-00-000-72528 | 219.72 |
| | | | | | 63-00-000-72528 | 219.73 |
| | | | 495024524 | | ****6452 POSTMASTER CLICK-N-SH | |
| | | | 495562879 | | 01-14-000-72110 | 10.70 |
| | | | | | ****6452 CLICK-N-SHIP | |
| | | | 495911979 | | 01-13-000-72110 | 8.05 |
| | | | | | ****6452 CLICK-N-SHIP | |
| | | | 623538 | | 60-00-000-72110 | 23.25 |
| | | | | | ****6452 APPLICATION FEE FY'21 B | |
| | | | AB1710 | | 01-14-000-72790 | 575.00 |
| | | | | | ****6452 STRIPE MARKING WAND | |
| | | | | | 60-00-000-73410 | 64.63 |
| | | | | | 63-00-000-73410 | 7.18 |
| | | | | | 64-00-000-73410 | 30.78 |
| | | | | | Total : | 7,189.15 |
| 187922 | 6/26/2020 | 012057 COMCAST CABLE | 8771401810316240 | | ACCT#8771401810316240 6/21-7/20 | |
| | | | | | 01-17-205-72517 | 54.35 |
| | | | | | Total : | 54.35 |
| 187923 | 6/26/2020 | 013878 COMED - COMMONWEALTH EDISON | 0385440022 | | ACCT#0385440022 SSBROOKSIDE(| |

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| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|--------------------------------------|-------------|------|---------------------------------|------------------|
| 187923 | 6/26/2020 | 013878 COMED - COMMONWEALTH EDISON | (Continued) | | 64-00-000-72510 | 309.50 |
| | | | 0421064066 | | ACCT#0421064066 0 LAPORTE & W | |
| | | | 0471006425 | | 64-00-000-72510 | 67.43 |
| | | | 0637059039 | | ACCT#0471006425 LITE CONTR199 | |
| | | | 2922039023 | | 01-26-024-72510 | 47.76 |
| | | | 4803158058 | | ACCT#0637059039 7950 W TIMBER | |
| | | | 4943163008 | | 64-00-000-72510 | 259.10 |
| | | | 5437131000 | | ACCT#2922039023 LITE ST LT CON | |
| | | | 5983017013 | | 01-26-024-72510 | 11.91 |
| | | | | | ACCT#4803158058 0 RIDGEFIELD L | |
| | | | | | 64-00-000-72510 | 121.20 |
| | | | | | ACCT#4943163008 7650 TIMBER DF | |
| | | | | | 70-00-000-72510 | 21.39 |
| | | | | | ACCT#5437131000 7980 W 183RD S | |
| | | | | | 01-26-025-72510 | 159.51 |
| | | | | | ACCT#5983017013 WATER MONITC | |
| | | | | | 63-00-000-72510 | 53.68 |
| | | | | | Total : | 1,051.48 |
| 187924 | 6/26/2020 | 012826 CONSTELLATION NEWENERGY, INC. | 17545025201 | | ACCT#875224 UTIL #3784068018 CI | |
| | | | 17545041901 | | 60-00-000-72510 | 3,200.74 |
| | | | 17545056501 | | 63-00-000-72510 | 3,200.73 |
| | | | 17550857301 | | ACCT#875225 UTIL#4373166015 CL | |
| | | | | | 60-00-000-72510 | 1,923.70 |
| | | | | | 63-00-000-72510 | 1,923.70 |
| | | | | | ACCT#875227 UTIL#5095140029 CL | |
| | | | | | 64-00-000-72510 | 6,580.42 |
| | | | | | ACCT#875222 UTIL#3613125002 CL | |
| | | | | | 64-00-000-72510 | 1,399.50 |
| | | | | | Total : | 18,228.79 |
| 187925 | 6/26/2020 | 019406 CORDOGAN CLARK AND ASSOCIATES | 23047 | | TP PS BLDG DATA CENTER SERV T | |
| | | | | | 30-00-000-75812 | 5,000.00 |
| | | | | | Total : | 5,000.00 |
| 187926 | 6/26/2020 | 018234 CORE & MAIN LP | M525458 | | VALVE,ADPT | |

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| 187926 | 6/26/2020 | 018234 CORE & MAIN LP | (Continued) | | 60-00-000-73630 | 81.90 |
| | | | | | 63-00-000-73630 | 9.10 |
| | | | | | 64-00-000-73630 | 39.00 |
| | | | | | Total : | 130.00 |
| 187927 | 6/26/2020 | 012198 CRYDER ENTERPRISES, INC. | 2556 | | HYDRANT PAINTING PROJECT (60) | |
| | | | | VTP-017238 | 60-00-000-72790 | 4,980.00 |
| | | | | | Total : | 4,980.00 |
| 187928 | 6/26/2020 | 019484 DOBER, JUDY & DENNIS | Ref001392928 | | UB Refund Cst #00510587 | |
| | | | | | 60-00-000-20599 | 41.42 |
| | | | | | Total : | 41.42 |
| 187929 | 6/26/2020 | 004094 EJ EQUIPMENT INC. | W09693 | | CAMERA REPAIR | |
| | | | | | 64-00-000-72552 | 1,250.34 |
| | | | | | Total : | 1,250.34 |
| 187930 | 6/26/2020 | 011176 ELEMENT GRAPHICS & DESIGN, INC | 16192 | | INSTALLATION OF INTERCEPTOR | |
| | | | 16193 | VTP-017900 | 30-00-000-74220 | 915.80 |
| | | | | VTP-017900 | INSTALLATION OF INTERCEPTOR | |
| | | | | | 30-00-000-74220 | 884.24 |
| | | | | | Total : | 1,800.04 |
| 187931 | 6/26/2020 | 004119 ETP LABS INC. | 20-134583 | | COLIFORMS | |
| | | | | | 60-00-000-72865 | 400.40 |
| | | | | | 63-00-000-72865 | 171.60 |
| | | | | | Total : | 572.00 |
| 187932 | 6/26/2020 | 004019 EVON'S TROPHIES & AWARDS | 052820 | | RETIREMENT PLAQUES | |
| | | | | | 01-17-205-72974 | 990.38 |
| | | | | | Total : | 990.38 |
| 187933 | 6/26/2020 | 012941 FMP | 52-459190 | | ELEMENT ASY | |
| | | | | | 01-26-023-72540 | 48.46 |
| | | | | | 01-26-024-72540 | 48.46 |
| | | | | | Total : | 96.92 |

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| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|---------------------------------------|------------|------------|---------------------------------|------------------|
| 187934 | 6/26/2020 | 011132 FORCE ENTERPRISES | 50314 | | WATER QUALITY POST CARDS | |
| | | | | VTP-017899 | 60-00-000-72310 | 1,027.98 |
| | | | | VTP-017899 | 64-00-000-72310 | 440.57 |
| | | | | | Total : | 1,468.55 |
| 187935 | 6/26/2020 | 004373 GALLAGHER ASPHALT CORP. | 20206GE | | FY 2021 PMP RESURFACING | |
| | | | | | 05-00-000-75405 | 80,780.49 |
| | | | | | Total : | 80,780.49 |
| 187936 | 6/26/2020 | 004538 GOLDY LOCKS INC | 683604 | | DUPL KEY | |
| | | | | | 01-26-025-73840 | 11.80 |
| | | | | | Total : | 11.80 |
| 187937 | 6/26/2020 | 015397 GOVTEMPSUSA LLC | 3536950 | | 5/31/20 & 6/7/20 PAULA WALLRICH | |
| | | | | | 01-33-310-72790 | 9,898.00 |
| | | | | | Total : | 9,898.00 |
| 187938 | 6/26/2020 | 004640 HEALTHCARE SERVICE CORPORATION | AP070120 | | A/C#271855-HEALTH INS EXPENSE | |
| | | | | | 01-21-210-72435 | 295.25 |
| | | | | | 01-26-025-72435 | 189.00 |
| | | | | | 60-00-000-72435 | 111.14 |
| | | | | | 63-00-000-72435 | 21.17 |
| | | | | | 64-00-000-72435 | 56.69 |
| | | | | | 01-26-025-72435 | 775.80 |
| | | | | | 01-26-023-72435 | 2,808.46 |
| | | | | | 01-26-024-72435 | 900.62 |
| | | | | | 01-17-220-72430 | 0.25 |
| | | | APPP070120 | | A/C#271855-HEALTH INS EXP-JUNE | |
| | | | | | 01-17-205-72435 | 19,954.31 |
| | | | | | Total : | 25,112.69 |
| 187939 | 6/26/2020 | 017373 HEARTLINE FITNESS SYSTEMS | 116498 | | TEST EQUIP FOR PROPER OPERA | |
| | | | | | 01-17-205-72530 | 195.00 |
| | | | | | Total : | 195.00 |
| 187940 | 6/26/2020 | 012328 HOMER INDUSTRIES | s146993 | | DROP CHARGE CHIPS/LOGS | |
| | | | | | 01-26-023-72890 | 50.00 |

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| 187940 | 6/26/2020 | 012328 012328 HOMER INDUSTRIES | (Continued) | | Total : | 50.00 |
| 187941 | 6/26/2020 | 019483 LOFKY, PATRICIA | Ref001392927 | | UB Refund Cst #00508749 60-00-000-20599 | 15.15 |
| | | | | | Total : | 15.15 |
| 187942 | 6/26/2020 | 014846 LORENCE, BRUCE | 070120 | | JULY'20 OPA ST TRAIN MAINT 01-26-025-72530 | 30.00 |
| | | | | | Total : | 30.00 |
| 187943 | 6/26/2020 | 019023 M & F SERVICES ONE INC | 2189 | | TESTING & CERT PS BLDG BOLIER 01-26-025-72790 | 100.00 |
| | | | | | Total : | 100.00 |
| 187944 | 6/26/2020 | 006074 MENARDS | 87123 | | CLAMPS 01-26-025-73840 | 16.60 |
| | | | 87131 | | ALUM TUBE AND SELF DRILL HEX 01-26-025-73840 | 225.26 |
| | | | 87134 | | DEMO RECIP BLADE KIT 01-26-025-73410 | 19.98 |
| | | | 87199 | | FENDER WASHER LOCKNUT CARF 01-26-025-73840 | 9.40 |
| | | | 87201 | | GORILL MOUNTING CLR MNT TAPE 01-26-025-73410 | 9.81 |
| | | | 87202 | | RIVETS AND HAND RIVETER 01-26-025-73410 | 43.36 |
| | | | 87354 | | VALVE,MAJOR ACCENT,BATTERIES 60-00-000-73110 | 96.86 |
| | | | | | 63-00-000-73110 | 10.76 |
| | | | | | 64-00-000-73110 | 46.12 |
| | | | | | 60-00-000-73630 | 16.25 |
| | | | | | 63-00-000-73630 | 1.80 |
| | | | | | 64-00-000-73630 | 7.73 |
| | | | 87524 | | SAE MAG NUT DRIVER SET 01-26-024-73410 | 5.99 |
| | | | | | Total : | 509.92 |

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| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|---------------------------------------|-------------|------------|---|-----------------|
| 187945 | 6/26/2020 | 014443 MURPHY & MILLER, INC | MC00008260 | VTP-017907 | ANNUAL HVAC MAINTENANCE & IN 01-26-025-72790 | 855.04 |
| | | | MC00008263 | VTP-017907 | ANNUAL HVAC MAINTENANCE & IN 01-26-025-72790 | 592.83 |
| | | | MC00008264 | VTP-017907 | ANNUAL HVAC MAINTENANCE & IN 01-26-025-72790 | 4,196.60 |
| | | | SVC00027046 | | REPAIRS PS 911 UNIT 5 & 9 01-26-025-72530 | 1,825.11 |
| | | | | | Total : | 7,469.58 |
| 187946 | 6/26/2020 | 001487 NUWAY DISPOSAL SERVICE INC | 7022214 | | SWEEPINGS 01-26-023-72890 | 2,384.00 |
| | | | | | Total : | 2,384.00 |
| 187947 | 6/26/2020 | 010135 ONSITE COMMUNICATIONS USA, INC | 50335 | VTP-017800 | INSTALLATION OF 2 RADIOS FOR S 01-42-000-72540 | 770.00 |
| | | | | | Total : | 770.00 |
| 187948 | 6/26/2020 | 013096 PACE SYSTEMS INC | IN00031709 | VTP-017812 | <PW> - HICKORY ST & OAK PARK F 01-26-025-72552 | 2,825.00 |
| | | | IN00031846 | VTP-017812 | <PW> - HICKORY ST & OAK PARK F 01-26-025-72552 | 1,250.00 |
| | | | | | Total : | 4,075.00 |
| 187949 | 6/26/2020 | 006475 PARK ACE HARDWARE | 063756/1 | | #891431 POST ITS,CLNG KIT,CORN 60-00-000-73110 | 19.19 |
| | | | | | 63-00-000-73110 | 2.13 |
| | | | | | 64-00-000-73110 | 9.14 |
| | | | 063761/1 | | #891431 SECURITY KEY,CHAULK S 60-00-000-73110 | 6.53 |
| | | | | | 63-00-000-73110 | 0.73 |
| | | | | | 64-00-000-73110 | 3.11 |
| | | | 063762/1 | | #891432 TUBING 60-00-000-73630 | 0.30 |
| | | | | | 63-00-000-73630 | 0.03 |
| | | | | | 64-00-000-73630 | 0.14 |
| | | | 063766/1 | | #891432 TUBING | |

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| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|-----------------------------------|-------------|------------|----------------------------------|------------------|
| 187949 | 6/26/2020 | 006475 PARK ACE HARDWARE | (Continued) | | 60-00-000-73630 | 1.37 |
| | | | | | 63-00-000-73630 | 0.15 |
| | | | | | 64-00-000-73630 | 0.65 |
| | | | 063771/1 | | #891431 RIVET AL5,RIVET ST1, RIV | |
| | | | | | 60-00-000-73840 | 9.56 |
| | | | | | 64-00-000-73840 | 5.46 |
| | | | | | 63-00-000-73840 | 3.19 |
| | | | | | Total : | 61.68 |
| 187950 | 6/26/2020 | 007680 PUBLIC STORAGE | 51624287 | | SPACE 246 STORAGE FIRE ST 47 8 | |
| | | | | | 01-19-000-73870 | 223.00 |
| | | | | | Total : | 223.00 |
| 187951 | 6/26/2020 | 018104 SBA STEEL,LLC | IN14053424 | | TOWER SITE RENT #IL46494-A-03 7 | |
| | | | | | 60-00-000-72631 | 182.33 |
| | | | | | 63-00-000-72631 | 182.33 |
| | | | | | 64-00-000-72631 | 182.33 |
| | | | | | 01-17-205-72631 | 364.65 |
| | | | | | 01-19-000-72631 | 303.87 |
| | | | | | Total : | 1,215.51 |
| 187952 | 6/26/2020 | 007224 STANDARD EQUIPMENT COMPANY | P22478 | | VALVE, CORE | |
| | | | | | 01-26-023-72540 | 993.86 |
| | | | | | Total : | 993.86 |
| 187953 | 6/26/2020 | 013060 STANDARD INDUSTRIAL & | WO-5608 | | REPLACE PLUNGER & SEAL ON LA | |
| | | | | VTP-017763 | 01-26-024-72540 | 2,305.60 |
| | | | | VTP-017763 | 01-26-023-72540 | 4,611.22 |
| | | | | VTP-017763 | 60-00-000-72540 | 2,420.89 |
| | | | | VTP-017763 | 63-00-000-72540 | 806.96 |
| | | | | VTP-017763 | 64-00-000-72540 | 1,383.37 |
| | | | | | Total : | 11,528.04 |
| 187954 | 6/26/2020 | 012238 STAPLES BUSINESS ADVANTAGE | 3448963259 | | STAPLES,PENS,STICK PADS,FOLDI | |
| | | | | | 01-17-205-73110 | 105.97 |
| | | | | | 01-17-205-73315 | 50.99 |

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Voucher List
Village of Tinley Park

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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|--------|-----------------------------------|----------------|--|---|
| 187954 | 6/26/2020 | 012238 | 012238 STAPLES BUSINESS ADVANTAGE | (Continued) | | Total : 156.96 |
| 187955 | 6/26/2020 | 015452 | STEINER ELECTRIC COMPANY | S006654654.001 | SPLICE 01-26-024-72540 | 21.77 |
| | | | | | Total : | 21.77 |
| 187956 | 6/26/2020 | 012480 | TOTAL ADMINISTRATIVE SERV.CORP | IN1787203 | FS - ADMIN FEES 8/1/20-8/31/20 01-12-000-72449 | 213.39 |
| | | | | | Total : | 213.39 |
| 187957 | 6/26/2020 | 007987 | UNITED METHODIST CHURCH | 070120 | JULY'20 PARKING RENTAL 70-00-000-72621 | 1,200.00 |
| | | | | | Total : | 1,200.00 |
| 187958 | 6/26/2020 | 011416 | VERIZON WIRELESS | 9856605158 | ACCT 280481333-00001 05/14-06/13 11-00-000-72127 01-11-000-72127 01-12-000-72127 01-13-000-72127 01-16-000-72127 01-17-220-72127 01-17-205-72127 01-17-225-72127 01-19-000-72127 01-19-020-72127 01-21-000-72127 01-21-210-72127 01-26-023-72127 01-26-025-72127 01-33-300-72127 01-33-310-72127 01-33-320-72127 01-35-000-72127 60-00-000-72127 64-00-000-72127 63-00-000-72127 9856605159 ACCT 2804813333-00003 | 73.67 216.06 144.04 36.01 144.04 1,696.49 396.19 108.03 540.17 108.03 36.01 216.06 540.15 216.06 144.04 108.03 108.03 144.04 189.05 189.05 162.05 |

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Voucher List
Village of Tinley Park

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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|---------------------------------------|-------------|------|-----------------------------|------------------|
| 187958 | 6/26/2020 | 011416 VERIZON WIRELESS | (Continued) | | | |
| | | | | | 01-11-000-72120 | 279.18 |
| | | | | | 01-12-000-72120 | 45.40 |
| | | | | | 01-13-000-72120 | 90.80 |
| | | | | | 01-14-000-72120 | 11.83 |
| | | | | | 01-15-000-72120 | 92.27 |
| | | | | | 01-16-000-72120 | 150.28 |
| | | | | | 01-17-205-72120 | 4,489.19 |
| | | | | | 01-19-000-72120 | 241.74 |
| | | | | | 01-19-020-72120 | 232.64 |
| | | | | | 01-21-000-72120 | 137.89 |
| | | | | | 01-21-210-72120 | 230.38 |
| | | | | | 01-26-023-72120 | 1,324.87 |
| | | | | | 01-26-024-72120 | 190.64 |
| | | | | | 01-26-025-72120 | 326.84 |
| | | | | | 01-33-300-72120 | 272.40 |
| | | | | | 01-33-310-72120 | 136.20 |
| | | | | | 01-33-320-72120 | 45.40 |
| | | | | | 60-00-000-72120 | 428.34 |
| | | | | | 63-00-000-72120 | 47.59 |
| | | | | | 64-00-000-72120 | 203.97 |
| | | | | | 01-42-000-72120 | -23.94 |
| | | | | | 01-14-000-72120 | -1,145.00 |
| | | | 9856606575 | | 285837077-00001 | |
| | | | | | 01-17-205-72127 | 25.25 |
| | | | | | Total : | 13,349.46 |
| 187959 | 6/26/2020 | 010165 WAREHOUSE DIRECT WORKPL SOLTNS | 4682707-0 | | POCKET WALL TRPLE BK | |
| | | | | | 60-00-000-73110 | 87.96 |
| | | | | | 63-00-000-73110 | 9.77 |
| | | | | | 64-00-000-73110 | 41.89 |
| | | | 4685585-0 | | LIPTON TEA | |
| | | | | | 01-26-025-73115 | 33.12 |
| | | | 4686688-0 | | CORRECT TAPE,NOTEBOOK,PAPEI | |
| | | | | | 01-26-025-73110 | 99.06 |
| | | | 4687410-0 | | FACE MASKS | |
| | | | | | 01-26-025-73870 | 214.75 |

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Voucher List
Village of Tinley Park

Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|------------------------------------|-----------|--------|-----------------------------------|-------------|---------------------|-------------------------|
| 187959 | 6/26/2020 | 010165 | 010165 WAREHOUSE DIRECT WORKPL SO | (Continued) | | |
| Total : | | | | | | 486.55 |
| 48 Vouchers for bank code : apbank | | | | | | Bank total : 233,299.26 |

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Voucher List
Village of Tinley Park

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Bank code : ipmq

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|--------|-------------------------------|--------------|---|----------|
| 2692 | 6/23/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 200318W009 | PAYEE-ADVANET 01-14-000-72542 | 390.58 |
| Total : | | | | | | 390.58 |
| 2693 | 6/23/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 200318W009-2 | PAYEE-ADVANET 01-14-000-72542 | 296.12 |
| Total : | | | | | | 296.12 |
| 2694 | 6/23/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 200318W009-3 | PAYEE-MIDWEST ORTHOPEDIC CC 01-14-000-72542 | 127.17 |
| Total : | | | | | | 127.17 |
| 2695 | 6/23/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 200528W014 | PAYEE-VILLAGE OF TINLEY PARK 01-14-000-72542 | 2,779.12 |
| Total : | | | | | | 2,779.12 |
| 2696 | 6/23/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 200318W009 | PAYEE-ADVANET 01-14-000-72542 | 364.93 |
| Total : | | | | | | 364.93 |
| 2697 | 6/23/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 200318W009-2 | PAYEE-ADVANET 01-14-000-72542 | 196.76 |
| Total : | | | | | | 196.76 |
| 2698 | 6/23/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 200318W009-3 | PAYEE-ADVANET 01-14-000-72542 | 204.40 |
| Total : | | | | | | 204.40 |
| 2699 | 6/23/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 190408W031 | PAYEE-KURTZ AMBULANCE 01-14-000-72542 | 462.34 |
| Total : | | | | | | 462.34 |
| 2700 | 6/23/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 190514W019 | PAYEE-PETERSON JOHNSON & ML 01-14-000-72542 | 39.00 |
| Total : | | | | | | 39.00 |
| 2701 | 6/23/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 200318W009-3 | PAYEE-VILLAGE OF TINLEY PARK 01-14-000-72542 | 2,771.70 |

| Bank code : ipmq | | | | | | |
|----------------------------------|-----------|--------|---|------|---|-----------------------------|
| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
| 2701 | 6/23/2020 | 018837 | 018837 INSURANCE PROGRAM MANAGERS (Continued) | | | Total : 2,771.70 |
| 2702 | 6/23/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR 200318W009-4 | | PAYEE-VILLAGE OF TINLEY PARK 01-14-000-72542 | 2,771.70 |
| | | | | | Total : | 2,771.70 |
| 2703 | 6/24/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR 200515W005 | | PAYEE-ISO SERVICES INC 64-00-000-72542 63-00-000-72542 60-00-000-72542 | 3.23 1.20 6.32 |
| | | | | | Total : | 10.75 |
| 12 Vouchers for bank code : ipmg | | | | | | Bank total : 10,414.57 |
| 66 Vouchers in this report | | | | | | Total vouchers : 281,971.40 |

The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.

_____ Village President

_____ Village Clerk

_____ Date

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Voucher List
Village of Tinley Park

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Bank code : ap_ff

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|----------------------------------|-----------|---------------------------------|---------|------|---|------------------------|
| 1011 | 5/19/2020 | 019373 FERGUSON ENTERPRISES LLC | B318985 | | RANGE, DISHWASHER, ICE MAKEF 36-00-000-74110 | 14,911.00 |
| Total : | | | | | | 14,911.00 |
| 1 Vouchers for bank code : ap_ff | | | | | | Bank total : 14,911.00 |

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Voucher List
Village of Tinley Park

Bank code : ap lib

| <u>Voucher</u> | <u>Date</u> | <u>Vendor</u> | <u>Invoice</u> | <u>PO #</u> | <u>Description/Account</u> | <u>Amount</u> |
|--|-------------|--------------------------------|----------------|-------------|---|----------------------------|
| 68973 | 7/2/2020 | 003635 CROSSMARK PRINTING, INC | 79284 | | AUDIT REPORT COVER,BLANK BAC 07-00-000-73110 | 332.40 |
| Total : | | | | | | 332.40 |
| 1 Vouchers for bank code : ap_lib | | | | | | Bank total : 332.40 |

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Voucher List
Village of Tinley Park

Page: 3

Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|-----------|-----------------------------------|---------------|------------|--|-------------------------|
| 187960 | 6/26/2020 | 014135 BAILEYS RESTAURANT & BAR | 135 | | R.GIBSON RETIREMENT PART 01-15-000-72220 | 335.65 |
| | | | | | Total : | 335.65 |
| 187961 | 7/2/2020 | 013035 ADVANCE AUTO PARTS | 6717017570690 | | OIL FULL SYN 01-26-024-72540 | 71.64 |
| | | | | | Total : | 71.64 |
| 187962 | 7/2/2020 | 002734 AIR ONE EQUIPMENT, INC | 157765 | VTP-017762 | PPE BUNKER GEAR HELMETS, GLC 01-19-000-74619 | 1,064.00 |
| | | | | | Total : | 1,064.00 |
| 187963 | 7/2/2020 | 002682 AMERICAN LEGAL PUBLICATION | 393 | | SUPPLEMENT PAGES (ELECTRONI 01-13-000-72791 | 6,947.50 |
| | | | | | Total : | 6,947.50 |
| 187964 | 7/2/2020 | 002628 AMERICAN WATER | 063020 | | JUNE'20 SEWER TREATMENT BRO 64-00-000-73225 | 46,137.60 |
| | | | | | Total : | 46,137.60 |
| 187965 | 7/2/2020 | 002628 AMERICAN WATER | 4000193952 | | FLAT MONTHLY FEE 64-00-000-73225 | 455.67 |
| | | | | | Total : | 455.67 |
| 187966 | 7/2/2020 | 002424 AMERICAN WATER WORKS ASSOC | 7001818049 | | MEMBERSHIP PHIL MITCHELL #009 60-00-000-72720 63-00-000-72720 64-00-000-72720 | 29.05 29.05 24.90 |
| | | | | | Total : | 83.00 |
| 187967 | 7/2/2020 | 002756 APCO INTERNATIONAL INC. | 700381 | VTP-017906 | APCO EMD CERTIFICATION 01-21-210-72140 | 439.00 |
| | | | | | Total : | 439.00 |
| 187968 | 7/2/2020 | 002665 APPLE CHEVROLET | 338955CVW | | TUBE 01-19-000-72540 | 74.27 |
| | | | | | Total : | 74.27 |

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Voucher List
Village of Tinley Park

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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|----------|---------------------------------|-----------|------------|---------------------------------|-----------------|
| 187969 | 7/2/2020 | 014936 AQUAMIST PLUMBING & LAWN | 101525 | | SPRINKLERS | |
| | | | | VTP-017821 | 01-26-023-72790 | 1,371.60 |
| | | | 101533 | | SPRINKLERS | |
| | | | | VTP-017821 | 01-26-023-72790 | 514.00 |
| | | | 101598 | | SPRINKLERS | |
| | | | | VTP-017821 | 01-26-023-72790 | 2,608.39 |
| | | | 103744 | | STREETSCAPES/ RPZ TEST | |
| | | | | | 01-26-025-72790 | 472.00 |
| | | | 103745 | | ZABROCKI PLAZA RPS TEST | |
| | | | | | 01-26-025-72790 | 118.00 |
| | | | 103746 | | LAGRANGE RD MEDIANS RPZ TES | |
| | | | | | 01-26-025-72790 | 118.00 |
| | | | 103792 | | SPRINKLERS | |
| | | | | VTP-017821 | 01-26-023-72790 | 986.26 |
| | | | 103808 | | START UP & BLOW OUT | |
| | | | | VTP-017868 | 01-26-025-72790 | 1,589.30 |
| | | | 103914 | | RPZ TEST AND FILING FEE FIRE S1 | |
| | | | | | 01-26-025-72790 | 236.00 |
| | | | 103917 | | RPZ TEST AND FILING FEE POLICE | |
| | | | | | 01-26-025-72790 | 118.00 |
| | | | 103920 | | RPZ TEST AND FILING FEE OAKPAI | |
| | | | | | 01-26-025-72790 | 118.00 |
| | | | | | Total : | 8,249.55 |
| 187970 | 7/2/2020 | 010953 BATTERIES PLUS - 277 | P27926086 | | BATTERIES | |
| | | | | | 14-00-000-74150 | 140.00 |
| | | | P28187495 | | BATTERIES | |
| | | | | | 01-16-000-72565 | 43.90 |
| | | | | | Total : | 183.90 |
| 187971 | 7/2/2020 | 018807 BAXTER & WOODMAN INC | 0214337 | | PROJ#190816.40 LAGRANGE RD U | |
| | | | | | 62-00-000-72840 | 27,326.25 |
| | | | 0214514 | | 0180829.20 PHASE I GIS UPDATE | |
| | | | | | 60-00-000-75813 | 3,227.03 |
| | | | | | 63-00-000-75813 | 3,227.03 |
| | | | | | 64-00-000-75813 | 2,766.02 |

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Voucher List
Village of Tinley Park

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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|----------|------------------------------------|--------------|------------|---|------------------|
| 187971 | 7/2/2020 | 018807 018807 BAXTER & WOODMAN INC | (Continued) | | Total : | 36,546.33 |
| 187972 | 7/2/2020 | 019487 BRAUNLICH, ANDREW | Ref001393168 | | UB Refund Cst #00503898 60-00-000-20599 | 27.27 |
| | | | | | Total : | 27.27 |
| 187973 | 7/2/2020 | 003148 BREMEN ANIMAL HOSPITAL, LTD | 73067 | | NEXGARD/ YAMBO 01-17-220-72240 | 122.00 |
| | | | | | Total : | 122.00 |
| 187974 | 7/2/2020 | 011692 BYTE SIZED SOLUTIONS LLC | 14132 | | CASE 3088 FOLLOW UP TO HELP V 01-19-000-72655 | 50.00 |
| | | | | | Total : | 50.00 |
| 187975 | 7/2/2020 | 019485 CALUMET MARINE | 0007787 | | WATER PUMP 01-19-000-72540 | 421.08 |
| | | | | | Total : | 421.08 |
| 187976 | 7/2/2020 | 003304 CARLIN-MORAN LANDSCAPE INC | 3095 | | 17424 94TH CT & 6419 167TH ST M/ 01-33-300-72744 | 487.50 |
| | | | | | Total : | 487.50 |
| 187977 | 7/2/2020 | 013729 CARROLL, JOANNE | 28175 | | REIM.EXP.INVITE KIT/CARD STOCK 01-35-000-73110 | 57.98 |
| | | | | | Total : | 57.98 |
| 187978 | 7/2/2020 | 003594 CARTEGRAPH SYSTEMS LLC | BD0001277 | | CARTEGRAPH SUBSCRIPTION 5/31 | |
| | | | | VTP-017890 | 01-26-023-72655 | 27,402.00 |
| | | | | VTP-017890 | 01-26-024-72655 | 6,850.50 |
| | | | | VTP-017890 | 60-00-000-72655 | 17,263.26 |
| | | | | VTP-017890 | 63-00-000-72655 | 1,918.14 |
| | | | | VTP-017890 | 64-00-000-72655 | 8,220.60 |
| | | | | VTP-017890 | 01-26-025-72655 | 6,850.50 |
| | | | | | Total : | 68,505.00 |
| 187979 | 7/2/2020 | 003406 CDS OFFICE TECHNOLOGIES | INV1307806 | | ABRITRATOR IN-CAR VIDEO DEVIC 30-00-000-74603 | 480.00 |
| | | | | VTP-017674 | | |

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Voucher List
Village of Tinley Park

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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|----------|--------|--------------------------------|------------------|--|-------------------------|
| 187979 | 7/2/2020 | 003406 | 003406 CDS OFFICE TECHNOLOGIES | (Continued) | | Total : 480.00 |
| 187980 | 7/2/2020 | 003243 | CDW GOVERNMENT INC | ZCL1111 | <IT> - BACKUPEXEC SOFTWARE LI 01-16-000-72655 | 3,529.50 |
| | | | | VTP-017886 | | Total : 3,529.50 |
| 187981 | 7/2/2020 | 003229 | CED/EFENGEE | 5025-532664 | DATA CABLE 01-26-025-73570 | 348.09 |
| | | | | | | Total : 348.09 |
| 187982 | 7/2/2020 | 015199 | CHICAGO PARTS & SOUNDS LLC | 2-0000595 | LED,HEADLINER BRACKETS 01-26-023-72540 | 275.00 |
| | | | | | | Total : 275.00 |
| 187983 | 7/2/2020 | 014801 | CHICAGO SOUTHLAND CHAMBER | 21332 | MEMBERSHIP 1/1/20-12/31/20 01-11-000-72720 | 700.00 |
| | | | | | | Total : 700.00 |
| 187984 | 7/2/2020 | 003606 | CHICAGO SOUTHLAND CONV. V B | 0620 | MAY LIAB JUNE COLL HOTEL ACCC 12-00-000-79107 | 5,617.78 |
| | | | | | | Total : 5,617.78 |
| 187985 | 7/2/2020 | 017349 | CHICAGO STREET CCDD, LLC | 19164 | DUMP FEE 6/11 & 6/12/20 01-26-023-72890 | 210.00 |
| | | | | | | Total : 210.00 |
| 187986 | 7/2/2020 | 013820 | CINTAS CORPORATION | 5017885603 | MEDICAL SUPPLIES FIRE STATION 01-19-000-73115 | 221.91 |
| | | | | 5017885604 | MEDICAL SUPPLIES FIRE DPT TRA 01-19-000-73115 | 104.50 |
| | | | | 5017885606 | MEDICAL SUPPLIES FIRE STATION; 01-19-000-73115 | 98.48 |
| | | | | 5017885610 | MEDICAL SUPPLIES FIRE STATION 01-19-000-73115 | 96.35 |
| | | | | | | Total : 521.24 |
| 187987 | 7/2/2020 | 012057 | COMCAST CABLE | 8771401810265348 | ACCT#8771401810265348 6/22-7/21 01-19-000-72517 | 87.63 |

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Village of Tinley Park

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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|----------|--------------------------------------|---------------------------------|------------|--|-----------------|
| 187987 | 7/2/2020 | 012057 COMCAST CABLE | (Continued) 8771401810784702 | | ACCT#8771401810784702 FIRE ST : 01-19-000-72517 | 81.30 |
| | | | | | Total : | 168.93 |
| 187988 | 7/2/2020 | 013892 COMED | 6771163052 | | ACCT#6771163052 LITE RT25 TRAF 01-26-024-72510 | 1,015.77 |
| | | | | | Total : | 1,015.77 |
| 187989 | 7/2/2020 | 018311 CONNECTION | 70021551 | | WYSE 3040 THINK CLINET 16G FLA 01-19-000-73870 | 372.98 |
| | | | 70041728 | | HP72 INK (BLK,MAGENTA/CYAN,BLI 60-00-000-73110 | 220.53 |
| | | | 70057481 | VTP-017885 | <PW> - REPLCMNT TABLET - WATE 01-16-000-74128 | 154.34 |
| | | | 70061706 | | S. PRO LTE 256GB IG 8GB NO PEN 01-16-000-74128 | 1,420.43 |
| | | | 70061828 | | SURFACE PRO TYPE COVER BLAC 60-00-000-72565 | 105.67 |
| | | | 70066260 | VTP-017885 | <PW> - REPLCMNT TABLET - WATE 01-16-000-74128 | 104.40 |
| | | | | | Total : | 2,378.35 |
| 187990 | 7/2/2020 | 012826 CONSTELLATION NEWENERGY, INC. | 17694820201 | | ACCT#8368394 UTIL #4384028017C 01-26-024-72510 | 90.00 |
| | | | | | Total : | 90.00 |
| 187991 | 7/2/2020 | 018234 CORE & MAIN LP | M453642 | | YARD HYDRANT AT POST 10 60-00-000-72520 | 197.75 |
| | | | | VTP-017880 | 63-00-000-72520 | 197.75 |
| | | | | VTP-017880 | 64-00-000-72520 | 169.50 |
| | | | M453642. | | SHUT OFF KEY 60-00-000-73410 | 32.50 |
| | | | | | 63-00-000-73410 | 32.50 |
| | | | M537593 | | PVC SEWER PIPE 60-00-000-73630 | 13.76 |
| | | | | | 63-00-000-73630 | 1.53 |

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Voucher List
Village of Tinley Park

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Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|----------|---------------------------------|-------------|------------|-----------------------------------|------------------|
| 187991 | 7/2/2020 | 018234 CORE & MAIN LP | (Continued) | | 64-00-000-73630 | 6.55 |
| | | | | | Total : | 651.84 |
| 187992 | 7/2/2020 | 003464 COUNTY OF COOK, ILLINOIS | 030719 | | 1/1/18-12/31/18-T1 DATA LINE CONN | |
| | | | 061820 | | 01-17-220-72756 | 3,151.50 |
| | | | | | 1/1/19-12/31/19-T1 DATA LINE CONN | |
| | | | | | 01-17-220-72756 | 4,651.50 |
| | | | | | Total : | 7,803.00 |
| 187993 | 7/2/2020 | 003635 CROSSMARK PRINTING, INC | 79284 | | AUDIT REPORT COVER,BLANK BAC | |
| | | | | | 01-14-000-72310 | 355.91 |
| | | | | | Total : | 355.91 |
| 187994 | 7/2/2020 | 012198 CRYDER ENTERPRISES, INC. | 2559 | | HYDRANT PAINTING PROJECT | |
| | | | | VTP-017238 | 60-00-000-72790 | 4,980.00 |
| | | | | | Total : | 4,980.00 |
| 187995 | 7/2/2020 | 018551 CRYE PRECISION, LLC | IN00213588 | | SSERT UNIFORM | |
| | | | | VTP-017638 | 01-17-220-73610 | 944.70 |
| | | | | | Total : | 944.70 |
| 187996 | 7/2/2020 | 003517 CURRIE MOTORS | C2045 | | 2020 CHEVY TAHOE | |
| | | | | VTP-017397 | 30-00-000-74223 | 36,384.26 |
| | | | | | Total : | 36,384.26 |
| 187997 | 7/2/2020 | 003770 DUSTCATCHERS INC | 73839 | | MATS/VH | |
| | | | 73842 | | 01-26-025-72790 | 65.93 |
| | | | 73843 | | MATS/ PW GARAGE | |
| | | | | | 01-26-025-72790 | 99.08 |
| | | | | | MATS/PD | |
| | | | | | 01-26-025-72790 | 85.41 |
| | | | | | Total : | 250.42 |
| 187998 | 7/2/2020 | 004094 EJ EQUIPMENT INC. | P23503 | | WASH DOWN GUN , QUICK VAC | |
| | | | | | 60-00-000-72530 | 238.56 |
| | | | | | 63-00-000-72530 | 79.52 |
| | | | | | 64-00-000-72530 | 136.32 |

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| 187998 | 7/2/2020 | 004094 EJ EQUIPMENT INC. | (Continued) P23758 | | O-RING,MOTOR BRUSH 60-00-000-72552 63-00-000-72552 64-00-000-72552 Total : | 42.45 42.45 36.39 575.69 |
| 187999 | 7/2/2020 | 004019 EVON'S TROPHIES & AWARDS | 060520 061520 | | RETIREMENT PLATE DENNIS FORE 01-19-000-72974 PLASTIC DOOR SIGN 01-26-025-72520 Total : | 13.60 26.06 39.66 |
| 188000 | 7/2/2020 | 018480 FARNSWORTH GROUP | 217414 | | PROJ#0170121.21 BRIXMOR TP PL/ 01-33-310-72847 Total : | 165.00 165.00 |
| 188001 | 7/2/2020 | 018691 FGMARCHITECTS | 18-2533.01-19 | | TP FIRE ST #47 3/528/20-5/22/20 33-00-000-75907 Total : | 2,700.00 2,700.00 |
| 188002 | 7/2/2020 | 004756 FIRST MIDWEST BANK 312 | 312-2031 | | SAFETY DEPOSIT BOX 312-2031 01-17-205-73600 Total : | 137.00 137.00 |
| 188003 | 7/2/2020 | 015058 FLEETPRIDE | 54161983 | | DRAIN VALVE 01-26-023-72530 Total : | 149.99 149.99 |
| 188004 | 7/2/2020 | 002877 G. W. BERKHEIMER CO., INC. | 676642 680401 | | KP-STD2,KPH-STD4-65 01-26-025-72520 P5 MERV8 AB 01-26-025-72520 Total : | 111.78 127.50 239.28 |
| 188005 | 7/2/2020 | 019489 GENSLINGER, GREG | Ref001393170 | | UB Refund Cst #00510342 60-00-000-20599 | 39.35 |

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| 188005 | 7/2/2020 | 019489 019489 GENSLINGER, GREG | (Continued) | | Total : | 39.35 |
| 188006 | 7/2/2020 | 004438 GRAINGER | 9543416748 | | HAND DRUM PUMP LEVER, DRUM E 01-19-000-72140 | 122.61 |
| | | | 9553187437 | | TOILET WAND, GERMICIDAL BLEAC 01-26-025-73580 | 261.30 |
| | | | 9553238602 | | SINGLE-WALL VACUUM FILTRATIO 01-26-025-73580 | 31.95 |
| | | | 9554214693 | | DISPOSABLE GLOVES 60-00-000-73845 | 39.21 |
| | | | | | 63-00-000-73845 | 4.36 |
| | | | | | 64-00-000-73845 | 18.67 |
| | | | | | 01-26-023-73845 | 62.24 |
| | | | | | 01-26-024-73845 | 31.12 |
| | | | 9554376187 | | DISPOSABLE GLOVES 60-00-000-73845 | 28.55 |
| | | | | | 63-00-000-73845 | 3.17 |
| | | | | | 64-00-000-73845 | 13.60 |
| | | | | | 01-26-023-73845 | 45.32 |
| | | | | | 01-26-024-73845 | 22.66 |
| | | | 9555372912 | | ATTACK LINE FIRE HOSE 01-26-023-72530 | 226.20 |
| | | | 9555683151 | | PIN RACK FIRE HOUSE 01-26-023-72530 | 477.36 |
| | | | 9558384914 | | STEPLADDER, FIBERGLASS, 1A, 4FT 01-26-025-72530 | 86.10 |
| | | | 9564562644 | | DRY WIPE ROLL 01-26-025-73580 | 22.76 |
| | | | 9565306918 | | DISPOSABLE GLOVES 01-17-220-73600 | 147.60 |
| | | | 9565800134 | | DISPOSABLE GLOVES 01-17-220-73600 | 290.20 |
| | | | 9566149622 | | CABLE TESTER 01-26-025-73410 | 101.75 |
| | | | | | Total : | 2,036.73 |
| 188007 | 7/2/2020 | 019488 HABIB, KATHRYN | Ref001393169 | | UB Refund Cst #00505229 | |

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| 188007 | 7/2/2020 | 019488 HABIB, KATHRYN | (Continued) | | 60-00-000-20599 | 50.23 |
| | | | | | Total : | 50.23 |
| 188008 | 7/2/2020 | 004955 ILCMA | 2186 | | JOB AD/HUMAN RESOURCE DIREC 01-12-000-72446 | 50.00 |
| | | | | | Total : | 50.00 |
| 188009 | 7/2/2020 | 015545 IMAGING SYSTEMS, INC. | 18820-01 | | ANNUAL FEE KODAK ALARIS INFUS 01-12-000-72790 | 1,200.00 |
| | | | | | Total : | 1,200.00 |
| 188010 | 7/2/2020 | 004927 INSTRUMATICS INCORPORATED | 49836 | | ANNUAL SERVICE ENGINEER VISIT 01-19-000-72520 | 430.00 |
| | | | | | Total : | 430.00 |
| 188011 | 7/2/2020 | 017866 J & J NEWELL CONCRETE | 19-5659 | | VTP-017851 CONCRETE & FLAT WC 01-26-023-75200 | 40,730.76 |
| | | | | | Total : | 40,730.76 |
| 188012 | 7/2/2020 | 015288 KIESLER POLICE SUPPLY | IN137983 | VTP-017901 | AMMUNITION 01-17-220-73760 | 835.04 |
| | | | | | Total : | 835.04 |
| 188013 | 7/2/2020 | 018670 KROSS TOWN ROOFING AND | 563 | | REPLACE MISSING FASCIA ON SAL 01-26-025-72520 | 225.00 |
| | | | | | Total : | 225.00 |
| 188014 | 7/2/2020 | 014190 LEHIGH HANSON | 5821862 | | BED/BACKFILL, STONES 01-26-023-73860 70-00-000-73860 60-00-000-73860 63-00-000-73860 64-00-000-73860 | 214.67 71.55 270.48 30.05 128.80 |
| | | | | | Total : | 715.55 |
| 188015 | 7/2/2020 | 014402 LEXISNEXIS RISK DATA MNGMNT | 1038013-20200430 | | APRIL'20 1038013 4/1/20-4/30/20 01-17-225-72852 | 152.50 |

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| 188015 | 7/2/2020 | 014402 LEXISNEXIS RISK DATA MNGMNT | (Continued) 1038013-20200531 | | MAY1038013 5/1/20-5/31/20 01-17-225-72852 | 150.00 |
| | | | | | Total : | 302.50 |
| 188016 | 7/2/2020 | 019379 MACQUEEN EMERGENCY GROUP | W00042 | | AERIAL LIGHT FIXTURES/LIGHTS | |
| | | | W00336 | | 01-19-000-72540 HOSE COOLANT SILICONE 01-19-000-72540 | 2,402.85 912.69 |
| | | | | | Total : | 3,315.54 |
| 188017 | 7/2/2020 | 015482 MALY-POLITANO, DENISE | 062520 | | REIM.EXP. GIFT CARDS JUDGES S 01-41-046-72920 | 250.00 |
| | | | | | Total : | 250.00 |
| 188018 | 7/2/2020 | 013969 MAP AUTOMOTIVE OF CHICAGO | 40-562530 | | COMP/CLUTCH | |
| | | | 40-562965 | | 01-19-000-72540 CREDIT CORE CHARGE 01-21-000-72540 | 252.39 -16.00 |
| | | | 40-563275 | | FILTER, LINK, BLDASY, EVOLUTION (| |
| | | | 40-563734 | | 01-17-205-72540 COMP/CLTCH 01-19-000-72540 | 458.14 252.39 |
| | | | 40-564945 | | KIT, ELEMENT ASY, HEADLIGHT CAF 01-17-205-72540 | 265.74 |
| | | | | | Total : | 1,212.66 |
| 188019 | 7/2/2020 | 012631 MASTER AUTO SUPPLY, LTD. | 15030-86246 | | CREDIT ROTOR | |
| | | | 15030-88219 | | 01-19-000-72540 OIL FILTER, AIR FILTER, FUEL FILTEI | -107.40 |
| | | | 15030-88255 | | 01-19-000-72540 SPARK PLUG 01-19-000-72540 | 31.37 4.58 |
| | | | 15030-88341 | | ELA POLY RIB BELT 01-19-000-72540 | 13.41 |
| | | | 15030-88349 | | R134A PAG OIL , UNIVERSAL HOSE 01-19-000-72540 | 21.94 |

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| 188019 | 7/2/2020 | 012631 MASTER AUTO SUPPLY, LTD. | (Continued) 15030-88495 | | ELA POLY RIB BELT 01-19-000-72540 | 13.41 |
| | | | 15030-88920 | | BRAKE PAD SET-PLAT CERAMIC, P 01-17-205-72540 | 147.60 |
| | | | 15030-88993 | | BRAKE PAD SET - PLAT CERAMIC 01-17-205-72540 | 47.40 |
| Total : | | | | | | 172.31 |
| 188020 | 7/2/2020 | 006074 MENARDS | 87125 | | CREDIT CLAMPS 01-26-025-73840 | -16.60 |
| | | | 87641 | | SILICONE CLEAR 2.8 OZ 01-26-025-72520 | 3.99 |
| | | | 87657 | | 5 GALLON MENARD PAIL 01-26-023-73410 | 5.98 |
| | | | 87806 | | 32PC LAG SCREW,SLHEX WASHEF 01-26-023-73840 | 46.13 |
| | | | 87838 | | HOSE BARB 1/4IDX1/4MIP 60-00-000-73630 | 3.70 |
| | | | | | 63-00-000-73630 | 0.42 |
| | | | | | 64-00-000-73630 | 1.76 |
| | | | 87989 | | LENOX 6/1 SCREWDRIVER 01-26-025-73410 | 9.49 |
| | | | 87991 | | 3/8OD 72' SS DW LINE ,TUBE TO FF 01-26-025-72530 | 16.73 |
| | | | 88002 | | 1/4' FIP BRASS COUPLING 60-00-000-73630 | 1.25 |
| | | | | | 63-00-000-73630 | 0.14 |
| | | | | | 64-00-000-73630 | 0.60 |
| | | | 88006 | | 3/8AC/MC/FLEXSTRAP,1/4 FIP BRA 60-00-000-73630 | 4.48 |
| | | | | | 63-00-000-73630 | 0.50 |
| | | | | | 64-00-000-73630 | 2.13 |
| | | | 88054 | | MOTOR BRUSH 60-00-000-72530 | 2.25 |
| | | | | | 63-00-000-72530 | 0.75 |
| | | | | | 64-00-000-72530 | 1.29 |

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| 188020 | 7/2/2020 | 006074 MENARDS | (Continued) 88151 | | WH 20A TRR STR GFCI 3PK 01-26-025-73570 | 84.85 |
| | | | 88206 | | SPLICE,TUBE,SPLICE KIT,WIRE ST 01-26-024-73840 | 37.19 |
| | | | | | Total : | 207.03 |
| 188021 | 7/2/2020 | 015723 NICOR | 64423710009 | | ACCT#64-42-37-1000 9 6825 173RD 01-26-025-72511 | 196.53 |
| | | | | | Total : | 196.53 |
| 188022 | 7/2/2020 | 006475 PARK ACE HARDWARE | 063731/1 | | #9404 FASTENERS,FLARE FITTING 01-19-000-73870 | 10.95 |
| | | | 063750/1 | | #9404 JANITORIAL AND OTHER OP 01-19-000-73580 | 349.66 |
| | | | | | 01-19-000-73870 | 898.57 |
| | | | 063754/1 | | #9404 ACE WATER 24PK 01-19-000-73870 | 59.85 |
| | | | 063760/1 | | #9404 FASTENERS 01-19-000-73870 | 0.47 |
| | | | 063797/1 | | #891432 PBC DRN CNNCTR 1.25X1 01-26-023-73410 | 6.38 |
| | | | 063811/1 | | #891432 CEMENT PVC 01-26-023-73630 | 4.79 |
| | | | 063812/1 | | #891432 SNIPS,LUBE 01-26-023-73840 | 17.18 |
| | | | | | Total : | 1,347.85 |
| 188023 | 7/2/2020 | 006499 PITNEY BOWES INC | 1015915836 | | ACCT#0012198182 7/16-10/15/20 01-14-000-72750 | 75.00 |
| | | | | | 60-00-000-72750 | 75.00 |
| | | | | | Total : | 150.00 |
| 188024 | 7/2/2020 | 015491 PIZZO & ASSOCIATES, LTD. | 23143 | VTP-017818 | FAIRFILED GLEN POND RESTORAT 30-00-000-73681 | 1,033.00 |
| | | | 23172 | VTP-017818 | FAIRFILED GLEN POND RESTORAT 30-00-000-73681 | 550.00 |

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| 188024 | 7/2/2020 | 015491 015491 PIZZO & ASSOCIATES, LTD. | (Continued) | | Total : | 1,583.00 |
| 188025 | 7/2/2020 | 006780 POMP'S TIRE SERVICE, INC | 410777944 | VTP-017908 | (4) P235 55R17 FIREHAWK TIRES L | |
| | | | 690085163 | | 01-33-300-72540 | 439.48 |
| | | | | | ROAD SERV /PARTS | |
| | | | | | 01-26-023-72530 | 752.85 |
| | | | | | Total : | 1,192.33 |
| 188026 | 7/2/2020 | 015995 PORTER LEE CORPORATION | 23960 | VTP-017889 | BEAST SUPPLIES/WHITE BARCODI | |
| | | | | | 01-17-225-73110 | 315.74 |
| | | | | | Total : | 315.74 |
| 188027 | 7/2/2020 | 013587 PROSHRED SECURITY | 990058736 | | SHREDDING | |
| | | | | | 01-14-000-72790 | 110.00 |
| | | | | | Total : | 110.00 |
| 188028 | 7/2/2020 | 006850 QUILL CORPORATION | 8009379 | | LIQ ACCENT,POST-ITS | |
| | | | | | 01-33-300-73110 | 19.88 |
| | | | | | Total : | 19.88 |
| 188029 | 7/2/2020 | 016334 RUSH TRUCK CENTERS | 3019631153 | | CREDIT SHOE KIT | |
| | | | 3019691682 | | 01-26-023-72540 | -63.84 |
| | | | | | ELBOW, 90 DEG M22X5/8 PTC,ELBO | |
| | | | 3019691721 | | 01-26-023-72540 | 35.77 |
| | | | | | HARNESS CLEARANCE & MARKER | |
| | | | | | 01-26-023-72540 | 48.03 |
| | | | | | Total : | 19.96 |
| 188030 | 7/2/2020 | 007629 SAM'S CLUB DIRECT | 9006 | | CAKE,PLATES,NAPKINS,FORKS (RI | |
| | | | | | 01-15-000-72220 | 56.42 |
| | | | | | Total : | 56.42 |
| 188031 | 7/2/2020 | 007092 SAUNORIS | 626388 | | PLAY/POOL SAND | |
| | | | 628919 | | 01-26-023-73860 | 46.58 |
| | | | | | SOD,PALLET CHARGE,PALLET REF | |
| | | | | | 01-26-023-73680 | 510.00 |
| | | | | | Total : | 556.58 |

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| 188032 | 7/2/2020 | 013617 SHAUGHNESSY, KEVIN | TP-0601 | | POLY TESTING SERV 6/17/20 PATRI 01-41-040-72846 | 230.00 |
| | | | | | Total : | 230.00 |
| 188033 | 7/2/2020 | 017445 SIEVERT ELECTRIC/CRANE & HOIST | S91502 | | ANNUAL INSPECTION ELECTRIC C 01-19-000-72750 | 467.00 |
| | | | | | Total : | 467.00 |
| 188034 | 7/2/2020 | 013043 SITE DESIGN GROUP, LTD. | 7482ph2-34 | | LANDSCAPE PLANNING | |
| | | | 7698-55 | VTP-017897 | 01-26-023-72847 | 512.50 |
| | | | 8081-28 | VTP-017852 | NATURALIZED STORMWATER MAIN 01-26-023-72847 | 1,168.75 |
| | | | 8803-03 | VTP-017892 | PLANTERS 01-26-023-72847 | 125.00 |
| | | | | VTP-017847 | MAINT LANDSCAPE BEDS 5/1-5/23/ 01-26-023-72847 | 1,437.50 |
| | | | | | Total : | 3,243.75 |
| 188035 | 7/2/2020 | 007224 STANDARD EQUIPMENT COMPANY | P22401 | | OIL FILTER,PRIMARY ELEMENT,HY 01-26-023-72540 | 373.86 |
| | | | P22402 | | LUBE/AIR FILTER,FUEL/WATER SEI 01-26-023-72540 | 294.04 |
| | | | | | Total : | 667.90 |
| 188036 | 7/2/2020 | 007503 STAT TOWING | 000011233 | | TOWING 01-17-220-72753 | 175.00 |
| | | | 000011234 | | TOWING 01-17-220-72753 | 175.00 |
| | | | | | Total : | 350.00 |
| 188037 | 7/2/2020 | 015452 STEINER ELECTRIC COMPANY | S006651825.001 | | LIGHTS 01-26-024-73570 | 69.92 |
| | | | S006666735.001 | | RCPT CVR 01-26-025-73570 | 179.75 |
| | | | | | Total : | 249.67 |
| 188038 | 7/2/2020 | 007297 SUTTON FORD INC./FLEET SALES | 505709 | | SOCKET & WIRE ASY | |

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| 188038 | 7/2/2020 | 007297 SUTTON FORD INC./FLEET SALES | (Continued) | | | |
| | | | 505968 | | 01-17-205-72540 BRACKETS | 292.61 |
| | | | 506105 | | 01-17-205-72540 SCREEN ASY | 69.31 |
| | | | | | 01-26-024-72540 | 82.80 |
| | | | | | Total : | 444.72 |
| 188039 | 7/2/2020 | 019490 TALLARICO, JOHN | Ref001393171 | | UB Refund Cst #00507203 60-00-000-20599 | 12.72 |
| | | | | | Total : | 12.72 |
| 188040 | 7/2/2020 | 011248 TEMPERATURE EQUIPMENT CORP. | 6319081-00 | | FAN BLADE | |
| | | | 6319118-00 | | 01-26-025-72530 MOTOR FOR ROOFTOP BUILDING | 95.00 |
| | | | | | 01-26-025-72530 | 305.31 |
| | | | | | Total : | 400.31 |
| 188041 | 7/2/2020 | 004400 THE GORMAN GROUP, LTD. | 063020 | | APPRAISAL SERV 18120 S 94TH AV 62-00-000-72840 | 750.00 |
| | | | | | Total : | 750.00 |
| 188042 | 7/2/2020 | 018724 THE LOCKER SHOP | ES 74717 | | WINDSHIRT,T-SHIRT/M RANDALL | |
| | | | OES 74718 | | 01-19-000-73610 JACKET,SWEATPANTS,T-SHIRTS,C | 109.00 |
| | | | OES 75227 | | 01-19-000-73610 T-SHIRTS,PANTS,BOOT/K MILLER | 181.00 |
| | | | OES 75228 | | 01-19-000-73610 T-SHIRTS,SHORTS,SWEATPANTS,C | 327.00 |
| | | | OES 75229 | | 01-19-000-73610 T-SHIRTS,PANTS,BOOTS/A FIGUER | 254.00 |
| | | | OES 75230 | | 01-19-000-73610 T-SHIRTS,BOOT,PANTS/D GIL | 396.00 |
| | | | | | 01-19-000-73610 | 327.00 |
| | | | | | Total : | 1,594.00 |
| 188043 | 7/2/2020 | 018061 THE MAIL HOUSE | 8201 | | REPAIR MAILBOX | |

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| 188043 | 7/2/2020 | 018061 THE MAIL HOUSE | (Continued) | | 01-26-023-73840 | 345.00 |
| | | | | | Total : | 345.00 |
| 188044 | 7/2/2020 | 007777 THOMPSON ELEVATOR INSPECTION | 20-1590 | | PERMIT INSPECTION HAMPTON IN | |
| | | | 20-1634 | | 01-33-300-72853 | 75.00 |
| | | | | | 8 SEMI-ANNUAL ELEV INSPECTION | |
| | | | | | 01-33-300-72853 | 304.00 |
| | | | | | Total : | 379.00 |
| 188045 | 7/2/2020 | 019486 TLANDA, THOMAS | 062920 | | REFUND PARKING PLACARD | |
| | | | | | 70-00-000-79000 | 105.00 |
| | | | | | Total : | 105.00 |
| 188046 | 7/2/2020 | 011452 TRIHEDRAL ENGINEERING LIMITED | 2801 | | SCADA LICENSE RENEWAL | |
| | | | | VTP-017905 | 60-00-000-72655 | 1,957.56 |
| | | | | VTP-017905 | 63-00-000-72655 | 217.51 |
| | | | | VTP-017905 | 64-00-000-72655 | 932.17 |
| | | | | | Total : | 3,107.24 |
| 188047 | 7/2/2020 | 014510 TRUGREEN | 121466734 | | SPRING MOWING/FERTILIZING ALL | |
| | | | | VTP-017838 | 01-26-023-72881 | 575.00 |
| | | | 121566660 | | SPRING FERTILIZING/MOWING ALL | |
| | | | | VTP-017835 | 01-26-023-72881 | 125.00 |
| | | | 121624955 | | SPRNG FRTLIZING/MOWINGALL OF | |
| | | | | VTP-017835 | 01-26-023-72881 | 35.00 |
| | | | 122058412 | | SPRING FERTILIZING/MOWING ALL | |
| | | | | VTP-017835 | 01-26-023-72881 | 90.00 |
| | | | | | Total : | 825.00 |
| 188048 | 7/2/2020 | 018106 TURNING TECHNOLOGIES, LLC | 385058-IN | | TURNING POINT PREM INST LIC | |
| | | | | | 01-19-020-72655 | 600.00 |
| | | | | | Total : | 600.00 |
| 188049 | 7/2/2020 | 008040 UNDERGROUND PIPE & VALVE CO | 042732-01 | | WATER BREAK CLAMPS | |
| | | | | VTP-017883 | 60-00-000-73630 | 188.37 |
| | | | | VTP-017883 | 63-00-000-73630 | 20.93 |

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| 188049 | 7/2/2020 | 008040 UNDERGROUND PIPE & VALVE CO | (Continued) | VTP-017883 | 64-00-000-73630 | 89.70 |
| | | | | | Total : | 299.00 |
| 188050 | 7/2/2020 | 012368 VISION INTEGRATED GRAPHICS,LLC | 537475 | | PRINTING OF UNPAID BALANCE LE | |
| | | | | | 60-00-000-72310 | 403.41 |
| | | | | | 64-00-000-72310 | 172.89 |
| | | | | | Total : | 576.30 |
| 188051 | 7/2/2020 | 010851 VISU-SEWER OF ILLINOIS, LLC | 4 | VTP-017232 | POST 7 LINING PROJECT | |
| | | | | | 61-00-000-75305 | 62,838.33 |
| | | | | | Total : | 62,838.33 |
| 188052 | 7/2/2020 | 010165 WAREHOUSE DIRECT WORKPL SOLTNS | 4692429-0 | | VENDING MACHINE SNACKS | |
| | | | 4692429-1 | | 01-14-000-73115 | 227.30 |
| | | | 4696253-0 | | VENDING MACHINE/TRAILMIX,CAN | |
| | | | | | 01-14-000-73115 | 225.75 |
| | | | | | COPY PAPER | |
| | | | | | 01-26-023-73110 | 137.09 |
| | | | | | 01-26-024-73110 | 68.54 |
| | | | | | 60-00-000-73110 | 86.37 |
| | | | | | 63-00-000-73110 | 9.60 |
| | | | | | 64-00-000-73110 | 41.12 |
| | | | | | Total : | 795.77 |
| 188053 | 7/2/2020 | 011055 WARREN OIL CO. | W1298904 | | DIESEL USED 3/10/20-3/20/20 | |
| | | | | | 01-19-000-73545 | 730.83 |
| | | | | | 60-00-000-73545 | 75.33 |
| | | | | | 63-00-000-73545 | 18.83 |
| | | | | | 64-00-000-73545 | 40.36 |
| | | | | | 01-26-023-73545 | 988.39 |
| | | | | | 01-26-024-73545 | 92.36 |
| | | | | | 01-14-000-73531 | 1,196.34 |
| | | | W1319020 | | N.L. GAS USED 6/4/20-6/22/20 | |
| | | | | | 01-17-205-73530 | 8,714.90 |
| | | | | | 01-19-000-73530 | 449.24 |
| | | | | | 01-19-020-73530 | 88.76 |

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Voucher List
Village of Tinley Park

Page: 20

Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|---------|----------|-------------------------------------|-------------|------------|-------------------------------|------------------|
| 188053 | 7/2/2020 | 011055 WARREN OIL CO. | (Continued) | | | |
| | | | | | 01-21-000-73530 | 158.91 |
| | | | | | 60-00-000-73530 | 827.98 |
| | | | | | 63-00-000-73530 | 206.99 |
| | | | | | 64-00-000-73530 | 443.56 |
| | | | | | 01-26-023-73530 | 1,147.97 |
| | | | | | 01-26-024-73530 | 468.04 |
| | | | | | 01-33-300-73530 | 224.01 |
| | | | | | 01-33-320-73530 | 32.15 |
| | | | | | 01-12-000-73530 | 81.48 |
| | | | | | 01-14-000-73532 | 18.20 |
| | | | | | 14-00-000-73530 | 40.23 |
| | | | | | 01-42-000-73530 | 273.95 |
| | | | W1319021 | | DIESEL USED 6/4/20-6/22/20 | |
| | | | | | 01-19-000-73545 | 1,308.20 |
| | | | | | 60-00-000-73545 | 120.46 |
| | | | | | 01-26-023-73545 | 1,109.92 |
| | | | | | 01-26-024-73545 | 153.69 |
| | | | | | 64-00-000-73545 | 64.53 |
| | | | | | 63-00-000-73545 | 30.11 |
| | | | | | Total : | 19,105.72 |
| 188054 | 7/2/2020 | 007742 WEATHERTAP INTERNET SERVICES | 232253 | | <PS> - WEATHERTAP SUBSCRIPTIO | |
| | | | | VTP-017910 | 01-17-205-72720 | 71.48 |
| | | | | VTP-017910 | 01-19-020-72720 | 71.48 |
| | | | | VTP-017910 | 01-21-000-72720 | 214.44 |
| | | | | VTP-017910 | 01-21-210-72720 | 71.48 |
| | | | | VTP-017910 | 01-26-023-72720 | 71.48 |
| | | | | VTP-017910 | 60-00-000-72720 | 45.00 |
| | | | | VTP-017910 | 63-00-000-72720 | 4.97 |
| | | | | VTP-017910 | 64-00-000-72720 | 21.50 |
| | | | | | Total : | 571.83 |
| 188055 | 7/2/2020 | 008221 WILLE BROTHERS COMPANY | 369989 | | READY MIX CONCRETE, EXP JOINT | |
| | | | | | 01-26-023-73770 | 643.00 |
| | | | 370010 | | READY MIX CONCRETE | |
| | | | | | 01-26-023-73770 | 724.00 |

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Voucher List
Village of Tinley Park

Bank code : apbank

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|------------------------------------|----------|--------|--------------------------------|-------------|----------------------------|------------|
| 188055 | 7/2/2020 | 008221 | 008221 WILLE BROTHERS COMPANY | (Continued) | | |
| | | | | | Total : | 1,367.00 |
| 188056 | 7/2/2020 | 015658 | XYLEM DEWATERING SOLUTIONS,INC | 401015434 | SEAL,MOUNT,O-RING,PLUG KIT | |
| | | | | | 60-00-000-72530 | 116.01 |
| | | | | | 63-00-000-72530 | 38.67 |
| | | | | | 64-00-000-72530 | 66.30 |
| | | | | | Total : | 220.98 |
| 97 Vouchers for bank code : apbank | | | | | | |
| | | | | | Bank total : | 397,837.58 |

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07/02/2020 7:15:41AM

Voucher List
Village of Tinley Park

Page: 22

Bank code : ipmq

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
|--|-------------|---------------|-------------------------------|--------------|---|------------------------------------|
| 2704 | 6/30/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 190326W026 | PAYEE-PETERSON JOHNSON & ML 01-14-000-72542 | 19.50 |
| Total : | | | | | | 19.50 |
| 2705 | 6/30/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 191105W030 | PAYEE-PETERSON JOHNSON & ML 01-14-000-72542 | 1,423.50 |
| Total : | | | | | | 1,423.50 |
| 2706 | 6/30/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 200211W025 | PAYEE-PETERSON JOHNSON & ML 01-14-000-72542 | 752.50 |
| Total : | | | | | | 752.50 |
| 2707 | 6/30/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 200219W023 | PAYEE-PETERSON JOHNSON & ML 01-14-000-72542 | 6,181.50 |
| Total : | | | | | | 6,181.50 |
| 2708 | 6/30/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 200219W023-2 | PAYEE-PETERSON JOHNSON & ML 01-14-000-72542 | 4,992.00 |
| Total : | | | | | | 4,992.00 |
| 2709 | 6/30/2020 | 018837 | INSURANCE PROGRAM MANAGERS GR | 200528W014 | PAYEE-VILLAGE OF TINLEY PARK 01-14-000-72542 | 2,779.12 |
| Total : | | | | | | 2,779.12 |
| 6 Vouchers for bank code : ipmq | | | | | | Bank total : 16,148.12 |
| 105 Vouchers in this report | | | | | | Total vouchers : 429,229.10 |

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07/02/2020 7:15:41AM

Voucher List
Village of Tinley Park

Bank code : ipmq

| Voucher | Date | Vendor | Invoice | PO # | Description/Account | Amount |
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|---------|------|--------|---------|------|---------------------|--------|

The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing.

In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands.

____ Village President

____ Village Clerk

____ Date

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-034

**AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT TO DELTA SONIC
CAR WASH SYSTEM, INC FOR AN AUTOMOBILE SERVICE STATION WITH A
CAR WASH LOCATED AT 6800 159TH STREET**

**JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-034**AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT TO DELTA SONIC CAR WASH SYSTEM, INC FOR AN AUTOMOBILE SERVICE STATION WITH A CAR WASH LOCATED AT 6800 159TH STREET**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, a petition for the granting of a Special Use Amendment to the previously approved Special Use Permit Ordinance #88-O-016 to expand a detail center and convenience store at 6800 159th Street, Tinley Park, Illinois 60477 ("Subject Property") has been filed by Delta Sonic Car Wash System, Inc ("Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Special Use Amendment should be granted on June 18, 2020 at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the "Village of Tinley Park Temporary Public Participation Rules & Procedures", at which time all persons were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, the Plan Commission vote 7-0 and has filed its report and findings and recommendations that the proposed Special Use Permit be approved with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Special Use Permit; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of facts as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting the Special Use Permit as set forth in Section X.J.5 of the Zoning Ordinance, and the proposed granting of the Special Use Permit as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

1. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The proposed use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the business has operated at this location for over 30 years and the largest change in the use is an expansion of the detail center. The proposed plans reflect adequate dimensions for safe traffic maneuvers throughout the site. The proposed plans also include improvements to the landscaping at the site to make it more attractive and in compliance with the intent of the Village's current Landscape Ordinance.*
2. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - *The proposed use will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish and impair properties within the neighborhood because this particular use has been in operation since 1988. The changes are only in the size of the convenience store, size of the detail center, and an improvement in site circulation.*
3. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *The proposed use will not impede the normal and orderly development and improvement of surrounding property because the use is just expanding the structures without adding additional services. The surrounding properties are already developed with a church and cemetery that are set back from the subject site.*
4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;

- *The site currently exists in its present configuration and adequate utilities, access roads, drainage, etc. have already been provided. The public infrastructure will not be negatively impacted during the construction process.*
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The proposal makes changes to improve traffic congestion, circulation, and safety both on-site and off-site.*
 6. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *The Petitioner has applied for applicable Variations on the site, but the proposal will otherwise conform to all other applicable regulations for the site.*
 7. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The use contributes directly and indirectly to the economic development of the community because it allows for the existing site to add needed space for the businesses existing services. The project also modernizes the appearance of the building and brings the site into conformance with the Illinois accessibility code. The changes ensure the site remains successful with an improved appearance and site plan.*

SECTION 3: The Special Use Permit set forth herein below shall be applicable to the following described property

LEGAL DESCRIPTION: THE SOUTH 500 FEET OF THE EAST 405 FEET OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE FOLLOWING DESCRIBED PARTS THEREOF; (A) THE NORTH 23 FEET THEREOF; (B) THE SOUTH 78 FEET OF THE NORTH 308 FEET OF THE WEST 131 FEET THEREOF; (C) THAT PART HERETOFORE DEDICATED FOR 159TH STREET AND OAK PARK AVENUE IN CASE 70 L 15415 IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 28-18-301-007-0000

COMMONLY KNOWN AS: 6800 159th Street, Tinley Park, Illinois

SECTION 4: That a Special Use Amendment to allow for the expansion of the detail center and convenience store buildings at the Subject Property where an automobile service station with a car wash is located, is hereby granted to the Petitioner, subject to the following condition:

1. The approval is limited to the uses as presented at the public hearing. No automotive repair/service or additional uses are permitted without an amendment to the Special Use Permit.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 7th day of July, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 7th day of July, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-034, “AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT TO DELTA SONIC CAR WASH SYSTEM, INC FOR AN AUTOMOBILE SERVICE STATION WITH A CAR WASH LOCATED AT 6800 159TH STREET,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 7, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 7th day of July, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



DELTA SONIC CARWASH SYSTEMS, INC

•570 Delaware Avenue, Buffalo, NY 14202•Phone (716)886-0931•Fax (716) 886-1026

February 3, 2020

Community Development Dept
Tinley Park Village Hall,
16250 S. Oak Park Ave,
Tinley Park, IL

Attn: Daniel Ritter, AICP - Senior Planner

**Re: Applications for Site Plan Addendum, Variation Addendum and
Planning & Zoning General
Delta Sonic Carwash Systems, Inc.
Property: 6800 W. 159th Street, Tinley Park, IL
PIN: 28-18-301-007**

Dear Mr. Ritter:

Enclosed please find the application materials in connection with Delta Sonic Carwash Systems, Inc. (hereinafter "Delta Sonic") request for site plan approval and petition for variance relief for the proposed improvements to an existing Delta Sonic carwash facility at 159th Street and Oak Park Avenue.

The Subject Property:

The subject property is the existing 1.59-acre Delta Sonic facility located at the north west corner of 159th Street & Oak Park Avenue. The site currently offers gas with 6 fuel dispensers and 12 fueling positions, a 1,295 S.F. convenience store, a 652 S.F. single car prep hut, carwash tunnel and 2,456 S.F. Detail Building.

The property is located within the B-3 Commercial Services District, adjacent to R-2 Single Family Residential District to the west boundary and B-3 General Business and Commercial District to the north boundary.

The Proposed Project

The proposed project improves the property by providing additional on-site vehicular circulation and stacking for the carwash and detail services, along with expanding the existing detail building and convenience store, as demonstrated by the enclosed materials. The Project will include the following:

- Increase to the existing convenience store by 126 S.F. (New total convenience store square footage: 1,421 S.F.);
- Demolition of the existing 652 S.F. prep hut building;
- Paybooths and automated express machines (XPT) to be replaced and relocated, increasing vehicular stacking and processing time into the carwash;
- Demolition of the existing 2,456 S.F. detail building;
- New 7,834 S.F. detail building with internal vehicular belt and three (3) internal detail bays;
- Associated pavement, landscaping and utility improvements;

- Sidewalk connection along 159th Street and Oak Park Avenue; and
- Alteration to the existing IDOT access drive on Oak Park Avenue, to reduce the existing curb cut from 55 ft to 36 ft, allowing additional stacking into the proposed detail building and improving site vehicular circulation.

The proposed detail building will have an attractive design with use of high-quality architectural finishes including; glass panels and a mixture of brick and blue metal facade to tie it into the existing carwash building that is remaining.

Variance relief is being requested for the following areas:

- 1) Building Side Setback (B-3) (Required; 0ft / 10ft. Proposed; 5.0ft)
- 2) Building Rear Setback (B-3) (Required; 25ft, Proposed; 5.0ft)
- 3) Pavements Rear Setback (R-2) (Required; 25ft, Proposed; 5.0ft)

Standards and Criteria for a Variation Responses (Per Variation Addendum Application):

- A. *Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property and describe how this hardship is not caused by any persons presently having an interest in the property.*

The existing site is currently developed as a Delta Sonic Carwash with a gas canopy, convenience store, carwash tunnel and detail building. The proposed improvements are to help improve vehicular stacking and traffic flow on site to reduce the existing impacts to the surrounding roadways. Delta Sonic is limited in the amount of land area that they own and without the requested variance, the proposed improvements can not be undertaken.

- B. *Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.*

Due to the constraints of the existing property, the only way to implement the improvements to vehicular stacking and traffic circulation is with the requested variance relief. Current vehicular conditions on-site affect customers and services, both on site and onto Oak Park Avenue and 159th Street. The neighboring properties do not have the above issues due to being larger parcels. The requested variance would allow for improvements to be made that would have a positive impact on the surrounding community.

- C. *Describe how the above difficulty or hardship was created.*

The hardship was created due to the continued development of the surrounding community since Delta Sonic initially opened for business. While the project functioned fine at initial development the continued increase in population density and traffic from the surrounding areas has necessitated these improvements.

- D. *Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.*

The property is unique in that it is an existing Delta Sonic property that we are attempting to make improvements on and there is no additional property adjacent to us to purchase to allow for further expansion.

- E. *Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity.*

The existing vehicular stacking and circulation on site has an impact onsite and on 159th Street and Oak Park Ave. The improvements proposed, with the requested variance relief, would allow for reduced impact on Oak Park Ave and 159th Street. This will also help with safety for the existing customers trying to gain access to the subject property as well as on site. Further the proposal does not include an additional business proposal other than a

small increase in the size on the convenience store to allow more room for customers than what is currently already offered, therefore having zero financial gains.

- F. Describe how granting this variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.*

The proposal to reduce the impact on Oak Park Ave, 159th Street and onsite would improve safety for the public. This in turn would also help the surrounding properties along with improved vehicular traffic flow on the surrounding streets.

- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.*

The Subject Property is an existing operating facility. The variances requested will not alter the essential chart of the neighborhood as no additional services are being added and the existing character will remain unchanged.

- H. Describe how the requested Variance will not:*

- 1) Impair an adequate supply of light and air to adjacent properties*

The proposed improvements are an improvement to existing conditions, are not creating any new services that would have a negative impact on air quality and is proposing site lighting that meets the Village of Tinley Park Zoning Ordinance.

- 2) Substantially increase the congestion of the public streets.*

The proposed improvements will reduce the vehicular impacts to the surrounding public streets.

- 3) Increase the danger of fire.*

The proposed buildings will be designed to the latest Building Code requirements which include the requirements per fire codes. The removal of the existing prep hut will also reduce the number of buildings on site, and vehicular circulation into the site from the public roads, and while on site are to be improved helping with better access for fire trucks.

- 4) Impair natural drainage or create drainage problems on adjacent property.*

The proposed site improvements have been designed to local and state storm water regulations and will not have any increased impacts to adjacent properties. All drainage is to be contained on site prior to discharging into the relevant sewers within 159th street.

- 5) Endanger the public safety.*

The proposed site improvements will make the site and public roads safer by reducing the stacking impacts and improving circulation conflicts from existing condition.

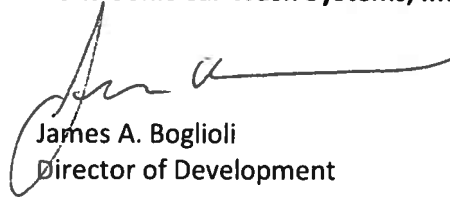
- 6) Substantially diminish or impair property values within the neighborhood.*

The subject property is an existing operating facility. The proposed improvements for a new detail building, sidewalk connections and reduced impact on the surrounding road network will help increase property value within the neighborhood.

Conclusion

We are excited to upgrade the existing Delta Sonic facility in Tinley Park and look forward to working with the Village on this project. Should you require any additional information or wish to discuss this, please do not hesitate to contact me either at (716) 878-9626 or by e-mail at JamesBoglioli@Benderson.com.

Sincerely,
Delta Sonic Car Wash Systems, Inc



James A. Boglioli
Director of Development

Enc.

S.O.
STATE OF ILLINOIS)
COUNTY OF COOK) SS.
COUNTY OF WILL)

CLERK'S CERTIFICATE

I, FRANK W. GERMAN, JR., the duly elected, qualified, and acting Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of that Ordinance now on file in my office, entitled:

ORDINANCE NO. 88-0-016

"ORDINANCE REZONING AND GRANTING
A SPECIAL USE PERMIT FOR PROPERTY
(DELTA-SONIC CARWASH)"

which Ordinance was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 5TH day of APRIL, 1988, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the 5TH day of APRIL, 1988.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

AYES: FULTON, HANNON, MATUSHEK, REA, SEAMAN, VANDENBERG

NAYS: NONE

ABSENT: NONE

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safe-keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 8TH day of APRIL, 1988.

Frank W. German Jr.
Village Clerk

TMB:ajh
4/07/88

ORDINANCE NO. 88-O- 016

ORDINANCE REZONING AND GRANTING
A SPECIAL USE PERMIT FOR PROPERTY
(DELTA-SONIC CARWASH)

WHEREAS, a petition for rezoning and granting a special use permit for certain real estate, as set forth below, has been filed with the Village Clerk of this Village and has been referred to the Long Range Plan Commission of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

WHEREAS, the Long Range Plan Commission of this Village held a public hearing on whether the requested rezoning and special use permit should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law, was given of said public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in The Star, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Long Range Plan Commission of this Village filed its report of findings and recommendations that the proposed rezoning and special use permit be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report and findings and recommendations;

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: That the report and findings and recommendations of the Long Range Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length. Also, all exhibits submitted at the aforesaid public hearing are also hereby incorporated by reference as fully as if attached hereto. This Board of Trustees further finds that the proposed

TMB:ajh
4/07/88

rezoning is in the public good and in the best interests of the Village and its residents and is consistent with and fosters the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Section I,B thereof. Said rezoning is also in accordance with the provisions of the comprehensive land use plan of the Village and with surrounding land uses and zoning.

Section 2: That the Tinley Park Zoning Ordinance, as amended, be further amended by classifying and rezoning the following described real estate:

The South 500 feet of the East 405 feet of the East half of the Southwest quarter of Section 18, Township 36 North, Range 13, East of the Third Principal Meridian, except the following described parts thereof; (a) the North 230 feet thereof; (b) the South 78 feet of the North 308 feet of the West 131 feet thereof; (c) that part heretofore dedicated for 159th Street and Oak Park Avenue; (d) that portion of the land taken for the widening of Oak Park Avenue in Case No. 70 L 15415, in Cook County, Illinois.

to the B-3 General Business and Commercial District classification under the Tinley Park Zoning Ordinance.

Section 3: That the zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with the rezoning as aforesaid.

Section 4: That this Board of Trustees, after considering the report and recommendation of the Long Range Plan Commission and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof, as follows:

a) That the property's general location is at the northwest corner of 159th Street and Oak Park Avenue, Tinley Park, Illinois and is proposed to be developed for a combined automobile service station, car wash and mini-mart.

b) The proposed business will be economically compatible with the adjoining established uses as evidenced by the fact that no surrounding business objected to the issuance of the special use permit.

c) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger

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4/07/88

the public health, safety, morals, comfort, or general welfare. The site has been attractively planned in accordance with a traffic engineering study.

d) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood as evidenced by the fact that no businesses in the area have objected to the issuance of the special use permit and by the fact that there are similar uses nearby. Moreover, the development of the property will be a substantial enhancement to the general area and will foster desirable commercial growth in the area.

e) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. As noted above, the use is compatible with other existing uses and is in accordance with various engineering requirements for traffic flow, and should foster and promote additional desirable commercial development in the area.

f) That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

g) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

h) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located and conform with the provisions of the Preannexation Agreement covering the subject property.

Section 5: That a special use is hereby granted, subject to the conditions set forth below in Section 6, to permit the construction and operation of a business which is hereby limited

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4/07/88

to the combined use as an automobile service station, car wash and mini-mart within the B-3 General Business and Commercial District under the Tinley Park Zoning Ordinance on the real estate legally described in Section 2 above.

Section 6: That the granting of this special use permit be and is hereby expressly conditioned upon the following:

- a. The petitioner and Owner of the subject property shall provide landscaping in accordance with a landscape plan approved by the Village, and all signage on the property shall be as approved by the Village.
- b. The petitioner and Owner of the subject property shall comply fully with all the terms of the Preannexation Agreement covering the subject property.
- c. The petitioner and Owner of the subject property shall comply with all relevant Village ordinances relating to the building and premises, including ordinances relating to fire protection and the applicable building codes.
- d. The petitioner and Owner of the subject property, including all of their local personnel, shall take all steps reasonably necessary to insure that the Carwash does not adversely affect the public safety in the adjacent public right-of-ways as a result of its operations. In the event of a finding by the Police Chief of the Village of Tinley Park that an unsafe condition exists, and if the Developer has failed to remedy the condition within a reasonable time period after reasonable notice to the petitioner's and Owner's on-site manager of the facilities on the subject property, the petitioner and Owner (through their local employees) will cease operation of the Carwash until the unsafe condition is remedied. (The amount of notice and allowable time to remedy shall be determined

TMB:ajh
4/07/88

by the severity of the problem and the ability to correct within a certain period of time. For example, if there is icing on the adjacent 159th Street or Oak Park Avenue, the Police Chief may require the immediate cessation of business until appropriate salting and/or weather conditions permit reopening. If, on the other hand, the problem deals more with the routing of traffic, sufficient time will be granted to the petitioner and Owner to correct the problem.) Notice to the on-site manager will constitute sufficient notice to the petitioner and Owner under provisions of this paragraph d and shall be deemed to be received by petitioner and Owner when received by said on-site manager. Prior to finding the petitioner or Owner in violation under the provisions of this Section 6 or, and prior to the Village taking any action to modify or revoke the special use permit provided for herein, the Village will give Owner a hearing (except when the problem can be corrected by the Owner taking immediate steps such as where there is a problem of icing on the roads) before the Corporate Authorities of the Village to determine whether a violation of the provisions of this Section 6 has occurred, whether Owner has taken any steps to cure or correct such default or violation, and whether Owner intends to cure or correct such default or violation in a timely fashion. At such hearing, which shall be informal in nature, Owner shall be entitled to present whatever evidence Owner feels is relevant. The decision of the Corporate Authorities shall be final. Notice of such hearing shall be given in writing to Owner at least fourteen (14) days prior to such hearing if the nature of the problem is such

TMB:ajh
4/07/88

that this long of a notice is reasonable and if not
then at least five (5) days prior to such hearing.

Section 7: The Permittee hereunder shall at all times
comply with the terms and conditions of the special use permit
set forth above and in the event of non-compliance, said permit
shall be subject to revocation by appropriate legal proceedings.

Section 8: That this Ordinance shall be in full force and
effect from and after its passage, approval and publication as
required by law. The Village Clerk is hereby directed and
ordered to publish this Ordinance in pamphlet form.


PASSED this 5TH day of APRIL, 1988, by the
following roll call vote:

AYES: FULTON, HANNON, MATUSHEK, REA, SEAMAN, VANDENBERG

NAYS: NONE

ABSENT: NONE

APPROVED this 5TH day of APRIL, 1988, by the
President of the Village of Tinley Park?


Village President

ATTEST:


Village Clerk

PAMPHLET
BACK OF PAMPHLET

ORDINANCE REZONING AND GRANTING
A SPECIAL USE PERMIT FOR PROPERTY
(DELTA-SONIC CARWASH)

Published in pamphlet form by Order of the Corporate Authorities
of the Village of Tinley Park, Cook and Will Counties, Illinois.

6800 159TH STREET
TINLEY PARK, IL

Not to Scale



- C0 COVER SHEET
- C1 TOPOGRAPHIC EXHIBIT
- C1.1 EXISTING CONDITIONS AND DEMOLITION PLAN
- C2 SITE PLAN
- C3 GRADING PLAN
- C4 UTILITY PLAN
- C4.1 UTILITY DETAILS
- C4.2 STORMWATER WATERSHED MAP
- C5 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6 DETAILS
- C7 UNDERGROUND VOLUME CONTROL DETAILS
- C8 UNDERGROUND VOLUME CONTROL DETAILS
- C9 PHOTOMETRIC PLAN
- C9.1 LIGHTING SPECIFICATIONS
- C9.2 LIGHTING SPECIFICATIONS
- C10 LANDSCAPING PLAN
- C11 IDOT DETAILS
- C12 IDOT DETAILS
- C13 TRUCK TURN EXHIBIT

REVISIONS

[illegible]

Honesty, Quality, Respect...
the foundation of our design.

SCALE: 1"=20'

DRAWN BY: RM

DESIGNER: TJL,RM

CHECKED BY: TJL

ENGINEER: Michael E. Neikirk

ARCHITECT

OWNER

CERTIFIED BY _____

JOB TITLE
DELTA SONIC CAR WASH
6800 159TH ST
TINLEY PARK, IL 60477

DRAWING TITLE

COVER SHEET

FILE
LOCATION

LOCATION

DRAWING NUMBER

C0

REV #

P.I.N. 28-18-301-007
6800 W. 159TH STREET
TINLEY PARK, IL

SCALE 1" = 20'

"- INDICATES SURVEY MONUMENT FOUND
"- INDICATES 9/16" X 30" IRON ROD SET

C = CALCULATED
D = DEED
M = MEASURED
R = RECORD



BENCHMARKS:

REFERENCE BENCHMARK: NATIONAL GEODETIC SURVEY
DESIGNATION DK 2005 - IRON ROD 24' SOUTH OF TH
CENTERLINE OF 151ST STREET AND 44' WEST OF WILL
ROAD. ELEV=729.45

SITE BENCHMARK: CROSS CUT IN CONCRETE WALL AT
SOUTHWEST CORNER OF ASPHALT. ELEV=731.88

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

| | |
|----------------------|---------------|
| PROJECT: DELTA SONIC | FIELD BOOK #: |
|----------------------|---------------|

RAWN BY: M.C. DATE: 10/16/19 SCALE: 1"=20' JOB NO. 20190














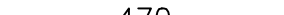
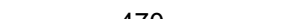
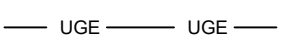



















COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

PREPARED BY: CHRISTOPHER M. PAPESH, I.P.L.S. NO. 3369
EXPIRATION DATE 11/30/2020

DATE: *October 16, 2019*



ILLINOIS 811 IS OPEN 7 DAYS A WEEK, 24 HOURS A DAY TO PROCESS LOCATE REQUESTS OR ADDRESS QUESTIONS REGARDING A LOCATE REQUEST. THE TOLL FREE NUMBER IS 800-892-0123 OR 811 (THE NATIONAL THREE DIGIT CALL BEFORE YOU DIG PHONE NUMBER).

| | | | | | |
|---|-----------------------------|--|--------------------------|---|--|
|  | Benchmark |  | Sanitary Sewer Manhole | <h1>LEGEND</h1> | |
|  | Iron Pin Found |  | Sign | | |
|  | Iron Pin Set |  | Water Meter | | |
|  | Bollard |  | Water Valve | | |
|  | Soil Boring Location |  | Utility Pole |  W ——— W ———  SS ——— SS ———  X ——— X ——— X ———  - - - - - 470 - - - - -  ——— 470 ———  UGE ——— UGE ——— S ——— S ———  - - - - -  OHE ——— OHE ———  GAS ——— GAS ———  ← ——— ——— → | |
|  | Sanitary Sewer Cleanout | TBR | To Be Removed | | |
|  | Gas Meter | TC | Top of Curb | | |
|  | Storm Sewer Curb Inlet | PV | Pavement | | |
|  | Storm Sewer MH/Open Lid | ME | Match Existing | | |
|  | Light Pole or Traffic Light | <u>470.0</u>  | Grade point | | |
|  | Storm Sewer Manhole |  | Number of Parking Spaces | | |
|  | Air Conditioner | TBR | To Be Removed |  Existing Asphalt  New Asphalt  New Concrete | |
| | | | |  Gravel  Existing Concrete  Demo | |

UTILITIES SHOWN HEREON ARE BASED ON PLAN INFORMATION FROM A TOPOGRAPHIC SURVEY PERFORMED BY GEOTECH INC. ON 10/16/19. THIS EXISTING CONDITIONS DRAWING DOES NOT GUARANTEE THE "EXISTENCE OR NON EXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT JULIE, YOUR ILLINOIS ONE-CALL SYSTEM 1-800-892-0123, AND FIELD VERIFY UTILITIES. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY UTILITIES ENCOUNTERED BUT NOT SHOWN HEREON OR IF LOCATION OF UTILITIES VARIES FROM THAT SHOWN ON THE PLANS

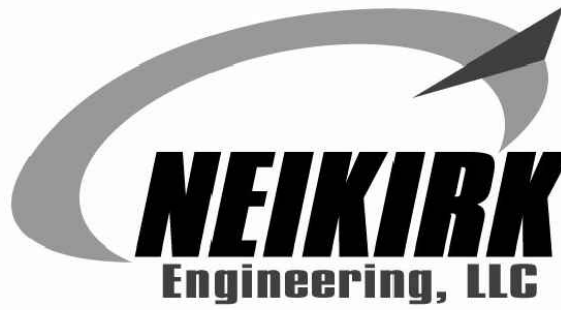
ITEMS TO BE DEMOLISHED SHALL BE COORDINATED WITH OWNER.
CONTRACTOR SHALL HAUL DEMO ITEMS OFF-SITE.

ALL REMOVAL AREAS SHOWN SHALL BE SAW CUT TO FULL DEPTH WHEN ADJACENT TO REMAINING PAVEMENT.

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REVISIONS

[illegible]

Professional Engineers • Land Surveyors

306 North Market Street, Suite 101
Mt. Carmel, IL 62863
Phone: (618) 263-4100
www.neikirkengineering.com

Honesty, Quality, Respect...
the foundation of our design.

SCALE: 1"=20'

DRAWN BY: RM

DESIGNER: TJL,RM

ENGINEER: Michael E. Neikirk

ARCHITECT

OWNER:

CERTIFIED BY _____

JOB TITLE

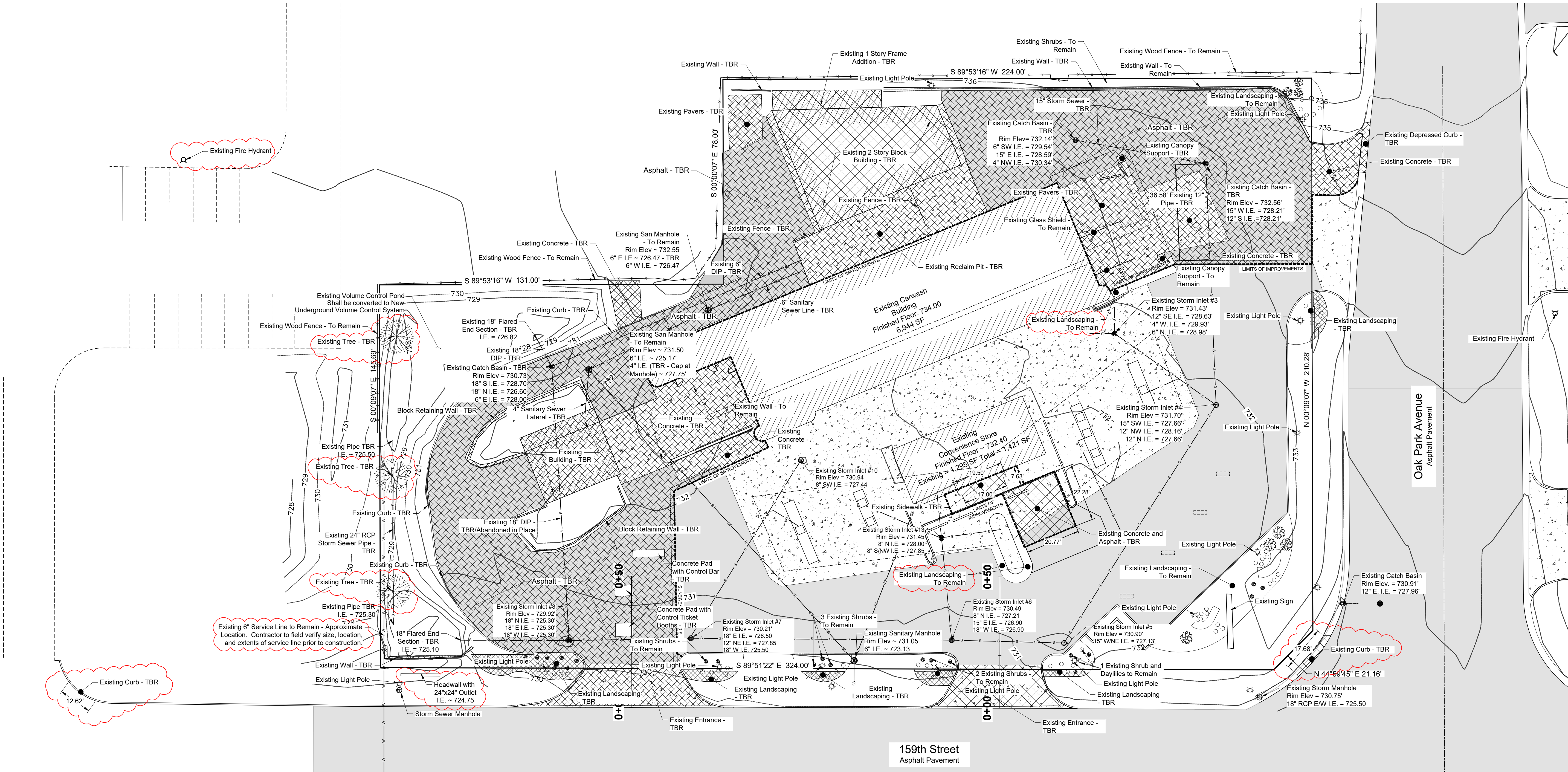
DELTA SONIC CAR WASH
6800 159TH ST
TINLEY PARK, IL 60477

DRAWING TITLE

EXISTING CONDITIONS DEMOLITION PLAN

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| FILE LOCATION | |
| DRAWING NUMBER | REV # |

NOT FOR CONSTRUCTION - CITY REVIEW SET

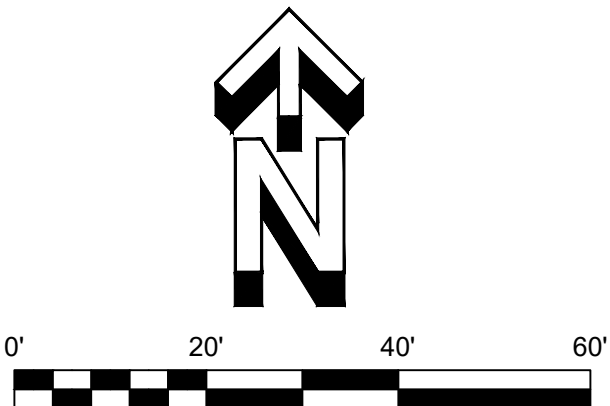




| | |
|----|---|
| 1 | NEW OVERHEAD DIRECTION ARCH |
| 2 | NEW OVERHEAD CAMERA ARCH |
| 3 | YELLOW DIRECTIONAL ARROWS SEE DETAIL 10, SHEET C7 |
| 4 | YELLOW DIAGONAL STRIPING - 4" WIDE 15" O.C. |
| 5 | NEW CONCRETE CURB SEE DETAIL 11, SHEET C6 |
| 6 | NEW PAYBOOTHES |
| 7 | NEW XPT/EXPRESS |
| 8 | NEW HEAVY DUTY ASPHALT SEE DETAIL 1, SHEET C6 |
| 9 | HAUNCH PAD SEE DETAIL 4, SHEET C6 |
| 10 | NEW BRICK DUMPSTER ENCLOSURE SEE ARCHITECTURAL PLANS |
| 11 | NEW CONCRETE PAVEMENT - SNOW MELT SECTION SEE DETAIL 3, SHEET C6 |
| 12 | NEW CONCRETE PAVEMENT SEE DETAIL 4, SHEET C6 |
| 13 | NEW ADA PARKING STALL |
| 14 | NEW RECLAIM PIT |
| 15 | NEW CONCRETE SIDEWALK SEE DETAIL 12, SHEET C6 |
| 16 | ADA ACCESSIBLE RAMP SEE DETAIL 5, SHEET C6 |
| 17 | SIDEWALK AT BUILDING SEE DETAIL 7, SHEET C6 |
| 18 | PAVEMENT TRANSITION SEE DETAIL 2, SHEET C6 |
| 19 | NEW 6" BOLLARD SEE DETAIL 13, SHEET C6 |
| 20 | NEW 4" BOLLARD SEE DETAIL 13, SHEET C6 |
| 21 | DEPRESSED CURB SHALL BE REMOVED AND REPLACED TO MATCH EXISTING CURB AND GUTTER ALONG OAK PARK PARKWAY. PAVEMENT PATCHING MUST BE A HMA PATCH AND A MIN. OF 2' WIDE. SEE IDOT CURB DETAIL ON SHEET C12. |
| 22 | ADA ACCESSIBLE RAMP SEE DETAIL 14, SHEET C6 |

* EXISTING CONDITION
** 3 SPACES AT CONVENIENCE STORE

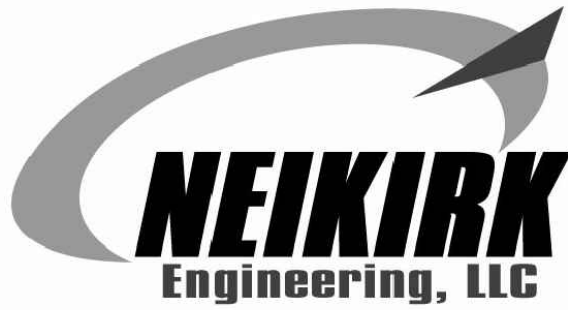
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| NO. | DESCRIPTION | DATE |
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| | PERMITTING SET | 01/31/20 |
| | REVISIONS NO. 1 | 03/09/20 |
| | REVISIONS NO. 2 | 04/01/20 |
| | REVISIONS NO. 3 | 05/28/20 |



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Mt. Carmel, IL 62863
Phone: (618) 263-4100
www.neikirkengineering.com

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the foundation of our design.

SCALE: 1"=20'

DRAWN BY: RM

DESIGNER: TJL,RM

CHECKED BY: TJL

ENGINEER: Michael E. Neikirk

ARCHITECT

OWNER:

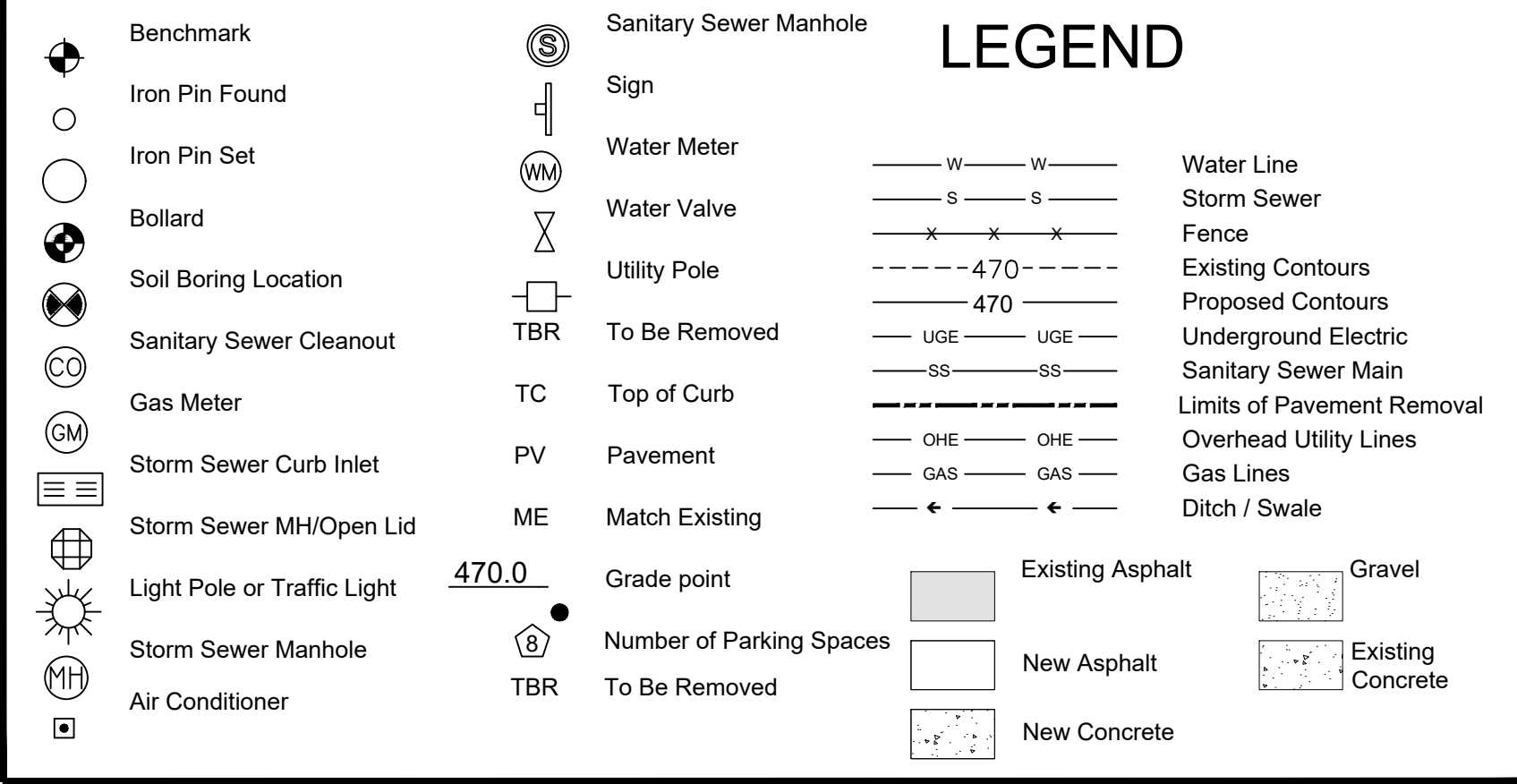
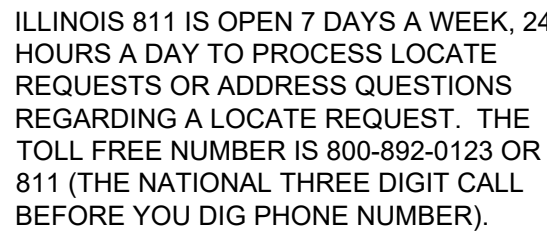
CERTIFIED BY _____

JOB TITLE
DELTA SONIC CAR WASH
6800 159TH ST
TINLEY PARK, IL 60477
DRAWING TITLE

SITE PLAN

| | |
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| FILE LOCATION | |
| DRAWING NUMBER | REV # |

NOT FOR CONSTRUCTION - CITY REVIEW SET

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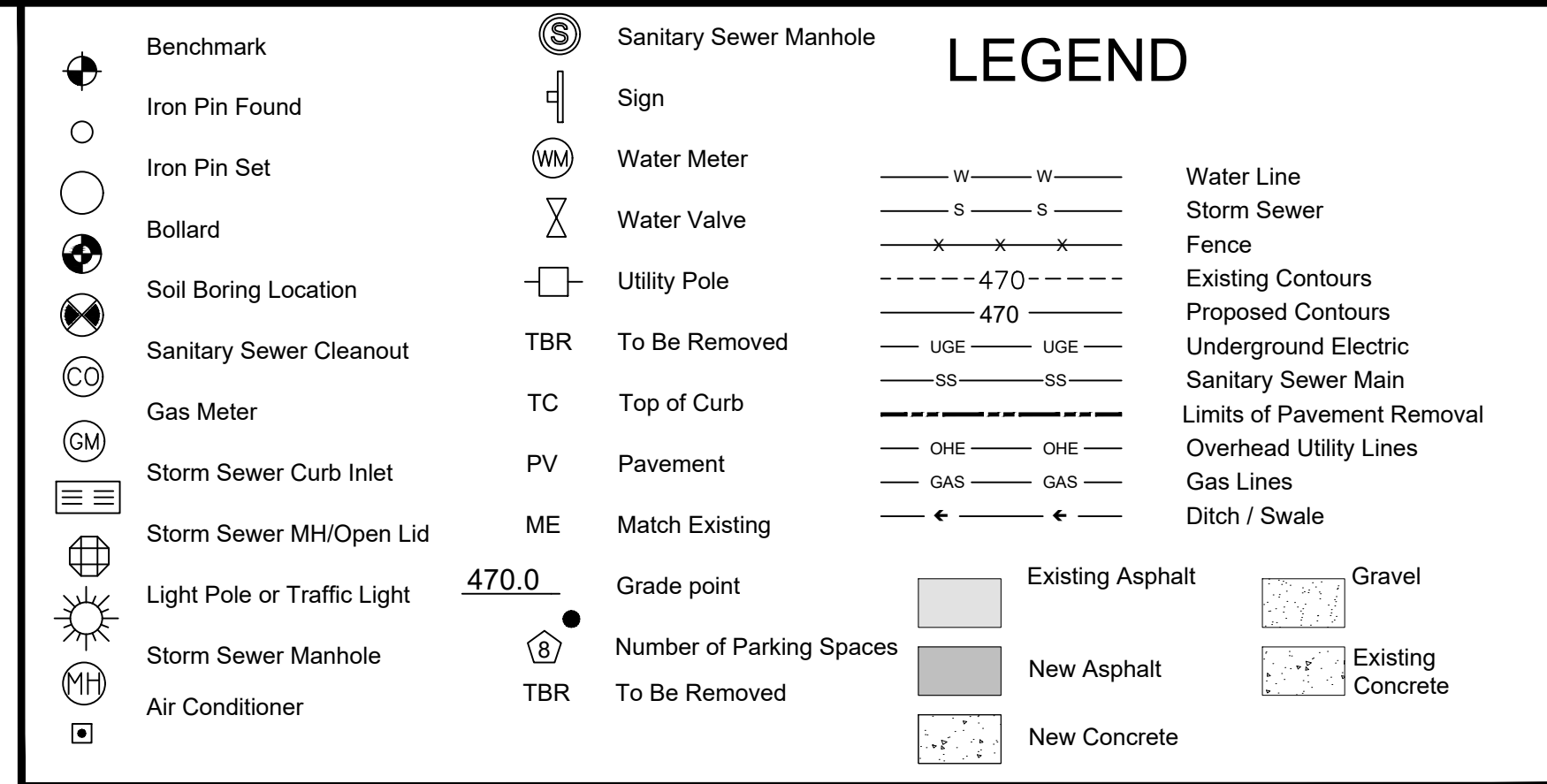
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OWNER:



GRADING PLAN

C3



NEIKIRK
Engineering, LLC

Professional Engineers • Land Surveyors

| | |
|-------------|--------------------|
| SCALE: | 1"=20' |
| DRAWN BY: | RM |
| DESIGNER: | TJL,RM |
| CHECKED BY: | TJL |
| ENGINEER: | Michael E. Neikirk |
| ARCHITECT: | |
| OWNER: | |



| |
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JOB TITLE
DELTA SONIC CAR WASH
6800 159TH ST
TINLEY PARK, IL 60477

DRAWING TITLE

UTILITY PLAN

| |
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| FILE |

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| LOCATION | | |
| DRAWING NUMBER | REV # | |
| C4 | | |

ILLINOIS 811 IS OPEN 7 DAYS A WEEK, 24 HOURS A DAY TO PROCESS LOCATE REQUESTS OR ADDRESS QUESTIONS REGARDING A LOCATE REQUEST. THE TOLL FREE NUMBER IS 800-892-0123 OR 811 (THE NATIONAL THREE DIGIT CALL BEFORE YOU DIG PHONE NUMBER).


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REVISONS

| NO. | DESCRIPTION | DATE |
|-----------------|-------------|----------|
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| PERMITTING SET | | 01/31/20 |
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| SCALE: | 1"=20' |
| DRAWN BY: | RM |
| DESIGNER: | TJL,RM |
| CHECKED BY: | TJL |
| ENGINEER: | Michael E. Neikirk |
| ARCHITECT: | |
| OWNER: | |

CERTIFIED BY _____










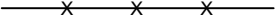


























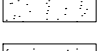


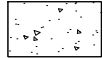
JOB TITLE
DELTA SONIC CAR WASH
6800 159TH ST
TINLEY PARK, IL 60477
DRAWING TITLE
UTILITY DETAILS

| FILE LOCATION | DRAWING NUMBER | REV # |
|---------------|----------------|-------|
| | C4.1 | |

| Pipe Number | Upstream Structure | Downstream Structure | Length | Basin No. | Cj | Aj (ac.) | CsAj | Sum CsAj | Tj (min) | I (10) | Q (10) | Pipe Diameter (ft) | Pipe Slope (ft/ft) | Pipe Capacity (cfs) | Velocity (ft/sec) | Travel Time (min.) | % of Capacity |
|-------------|--------------------|----------------------|--------|-----------------------|------|----------|------|----------|----------|--------|--------|--------------------|--------------------|---------------------|-------------------|--------------------|---------------|
| 1 | Str #1 | Str #2 | 36 | 1 | 0.88 | 0.11 | 0.10 | 0.10 | 5.00 | 6.48 | 0.62 | 1 | 0.0250 | 6.58 | 8.4 | 0.072 | 9.5% |
| 2 | Str #2 | MH #1 | 54 | 1,2 | 0.80 | 0.09 | 0.07 | 0.17 | 5.07 | 6.46 | 1.07 | 1 | 0.0250 | 6.58 | 8.4 | 0.107 | 16.3% |
| 3 | MH #1 | EX Str #4 | 39 | 1,2 | - | - | - | 0.17 | 5.18 | 6.44 | 1.07 | 1 | 0.0060 | 3.22 | 4.1 | 0.158 | 33.2% |
| 4 | EX Str #3 | EX Str #4 | 47 | 3 | 0.90 | 0.29 | 0.26 | 0.26 | 5.00 | 6.48 | 1.68 | 1 | 0.0100 | 4.16 | 5.3 | 0.148 | 40.4% |
| 5 | Ex Str #4 | Ex Str #5 | 108 | 1,2,3,4 | 0.84 | 0.14 | 0.12 | 0.55 | 5.34 | 6.40 | 3.50 | 1.25 | 0.0060 | 5.85 | 4.8 | 0.378 | 59.9% |
| 6 | Ex Str #5 | Ex Str #6 | 43 | 1,2,3,4,5 | 0.77 | 0.13 | 0.10 | 0.65 | 5.71 | 6.33 | 4.12 | 1.25 | 0.0180 | 10.13 | 8.3 | 0.087 | 40.7% |
| 13* | Ex Str #13 | Ex Str #6 | 39 | 13 | 0.90 | 0.05 | 0.05 | 0.86 | 5.00 | 6.48 | 5.55 | 0.67 | 0.0140 | 1.69 | 4.8 | 0.135 | 327.9% |
| 7 | Ex Str #6 | Ex Str #7 | 99 | 1,2,3,4,5,6,13 | 0.90 | 0.06 | 0.05 | 0.71 | 5.80 | 6.31 | 6.00 | 1.5 | 0.0040 | 7.76 | 4.4 | 0.375 | 77.3% |
| 12 | Ex Str #10 | Ex Str #7 | 80 | 10 | 0.87 | 0.09 | 0.08 | 0.08 | 5.00 | 6.48 | 0.49 | 0.67 | 0.0120 | 1.57 | 4.4 | 0.300 | 31.5% |
| 8 | Ex Str #7 | Ex Str #8 | 46 | 1,2,3,4,5,6,7,10,13 | 0.89 | 0.09 | 0.08 | 0.87 | 6.18 | 6.25 | 6.96 | 1.5 | 0.0043 | 8.05 | 4.6 | 0.168 | 86.5% |
| 9 | Ex Str #8 | Vol Control | 6 | 1,2,3,4,5,6,7,8,10,13 | 0.87 | 0.06 | 0.05 | 0.91 | 6.35 | 6.22 | 7.24 | 1.5 | 0.0050 | 8.68 | 4.9 | 0.020 | 83.4% |
| 10 | Bldg | Str #9 | 144 | 11 | 0.90 | 0.11 | 0.10 | 0.10 | 5.00 | 6.48 | 0.63 | 0.5 | 0.0250 | 1.04 | 5.3 | 0.454 | 60.7% |
| 11 | Str #9 | MH #2 | 82 | 11,9 | 0.89 | 0.17 | 0.15 | 0.25 | 4.54 | 6.38 | 1.58 | 1 | 0.0390 | 8.22 | 10.5 | 0.130 | 19.2% |

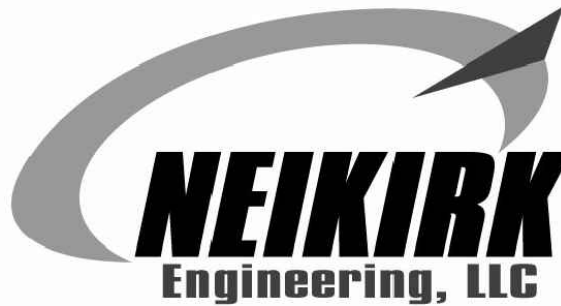
| Basin | Area (Ac.) | Weighted C |
|-------|------------|------------|
| 1 | 0.11 | 0.877 |
| 2 | 0.09 | 0.803 |
| 3 | 0.29 | 0.900 |
| 4 | 0.14 | 0.842 |
| 5 | 0.13 | 0.767 |
| 13 | 0.05 | 0.900 |
| 6 | 0.06 | 0.900 |
| 10 | 0.09 | 0.872 |
| 7 | 0.09 | 0.891 |
| 8 | 0.06 | 0.870 |
| 11 | 0.11 | 0.900 |
| 9 | 0.17 | 0.887 |
| 12 | 0.08 | 0.887 |

| Basin | Area (S.F.) | Impervious (S.F.) C = 0.90 | Pervious (S.F.) C=0.45 |
|-------|-------------|-------------------------------|---------------------------|
| 1 | 4,780 | 4,533 | 247 |
| 2 | 3,796 | 2,981 | 815 |
| 3 | 12,560 | 12,560 | - |
| 4 | 6,296 | 5,487 | 809 |
| 5 | 5,840 | 4,120 | 1,720 |
| 13 | 2,262 | 2,262 | - |
| 6 | 2,650 | 2,650 | - |
| 10 | 3,806 | 3,571 | 235 |
| 7 | 4,135 | 4,052 | 83 |
| 8 | 2,450 | 2,288 | 162 |
| 11 | 4,700 | 4,700 | - |
| 9 | 7,360 | 7,146 | 214 |
| 12 | 3,516 | 3,415 | 101 |

| | | | | | |
|---|-----------------------------|---|--------------------------|---|----------------------------|
|  | Benchmark |  | Sanitary Sewer Manhole | <h1>LEGEND</h1> | |
|  | Iron Pin Found |  | Sign | | |
|  | Iron Pin Set |  | Water Meter |  | Water Line |
|  | Bollard |  | Water Valve |  | Storm Sewer |
|  | Soil Boring Location |  | Utility Pole |  | Fence |
|  | Sanitary Sewer Cleanout |  | To Be Removed |  | Existing Contours |
|  | Gas Meter |  | Top of Curb |  | Proposed Contours |
|  | Storm Sewer Curb Inlet |  | Pavement |  | Underground Electric |
|  | Storm Sewer MH/Open Lid |  | Match Existing |  | Sanitary Sewer Main |
|  | Light Pole or Traffic Light |  | Grade point |  | Limits of Pavement Removal |
|  | Storm Sewer Manhole |  | Number of Parking Spaces |  | Overhead Utility Lines |
|  | Air Conditioner |  | To Be Removed |  | Gas Lines |
| | | | |  | Ditch / Swale |
| | | | |  | Existing Asphalt |
| | | | |  | Gravel |
| | | | |  | New Asphalt |
| | | | |  | Existing Concrete |
| | | | |  | New Concrete |

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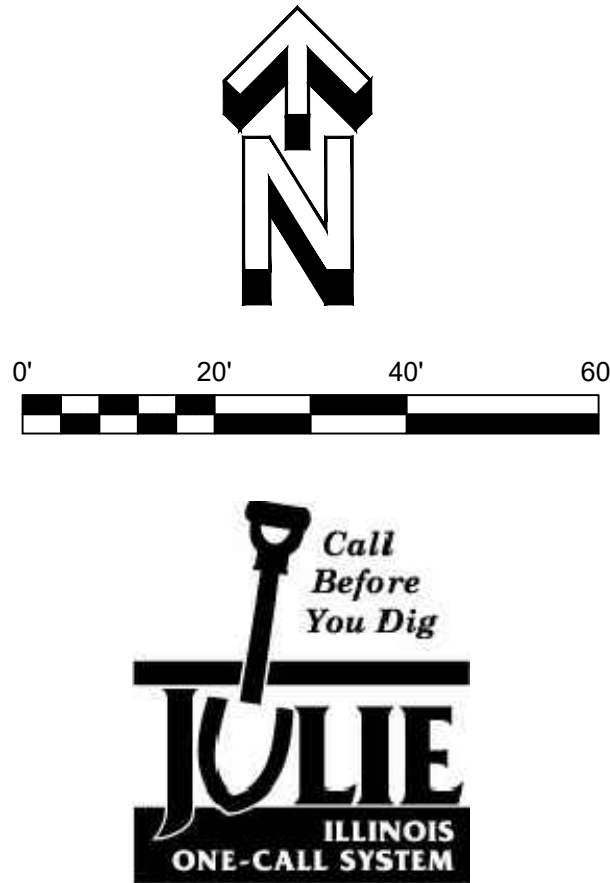
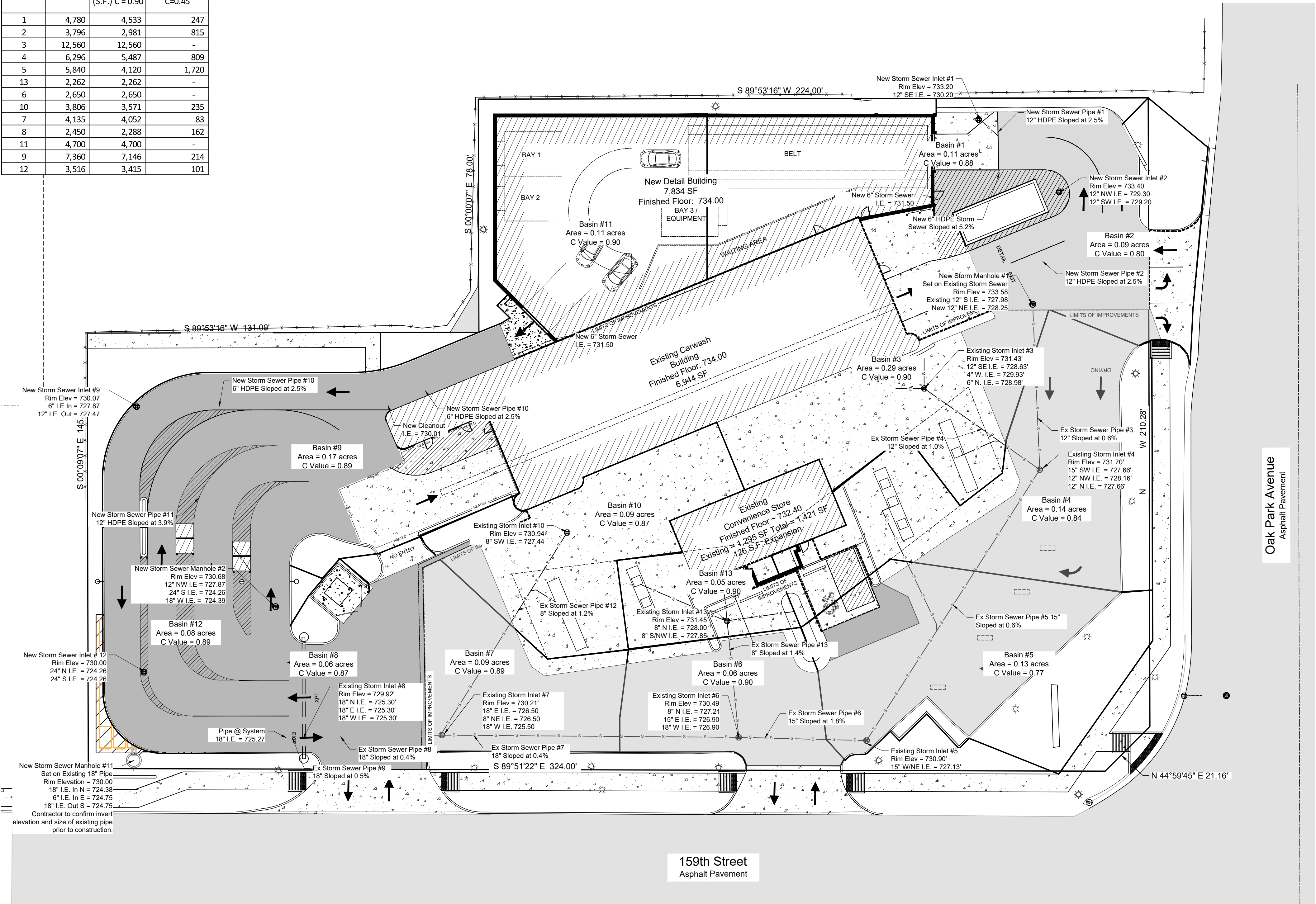
| | |
|-------------|--------------------|
| SCALE: | 1"=20' |
| DRAWN BY: | RM |
| DESIGNER: | TJL,RM |
| CHECKED BY: | TJL |
| ENGINEER: | Michael E. Neikirk |
| ARCHITECT: | |
| OWNER: | |

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JOB TITLE
DELTA SONIC CAR WASH
6800 159TH ST
TINLEY PARK, IL 60477

STORMWATER WATERSHED MAP

| | | |
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| FILE LOCATION | DRAWING NUMBER C4.2 | REV # |
|------------------|-------------------------------|-------|

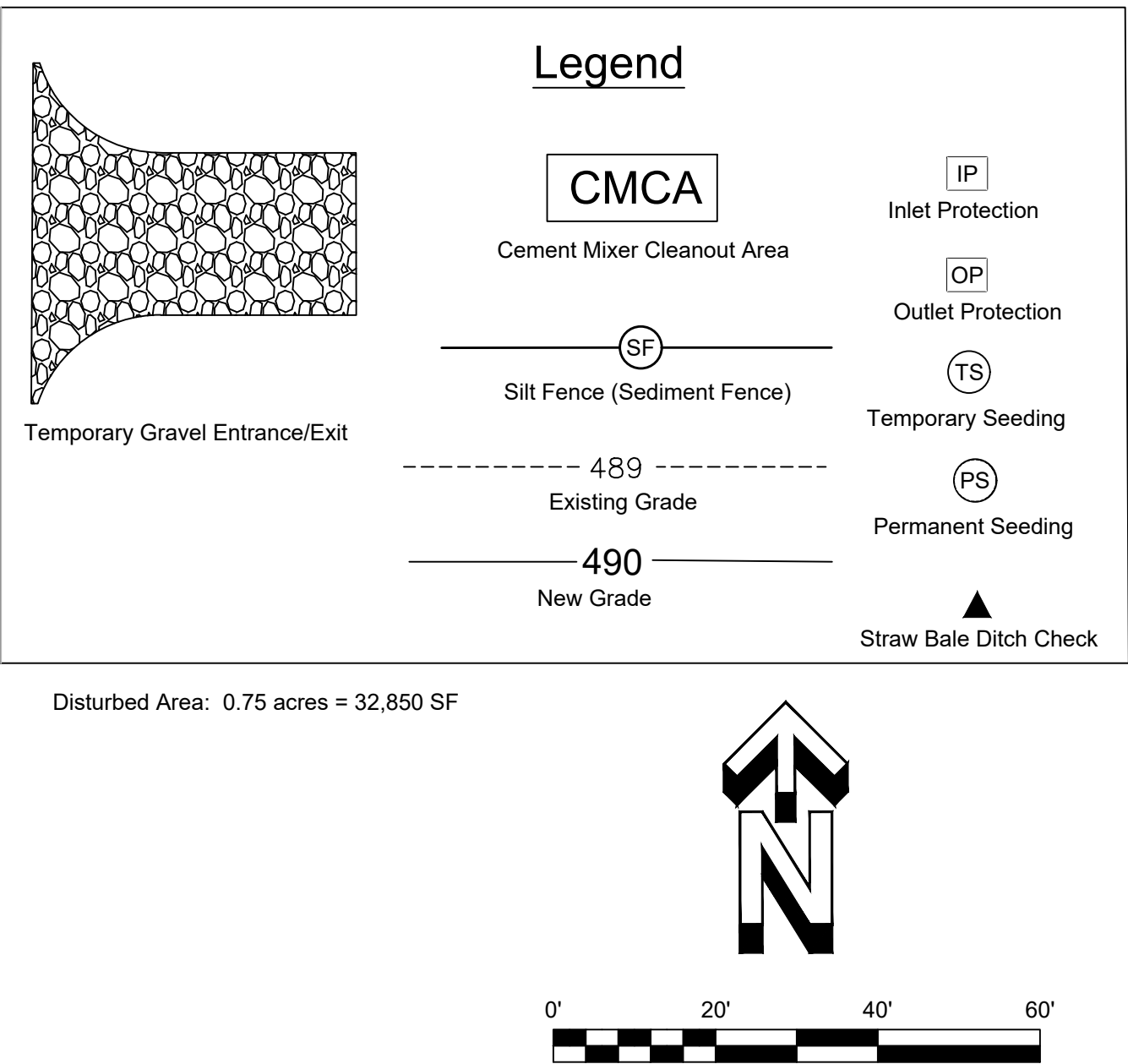


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G. Non-Storm Water Discharges:

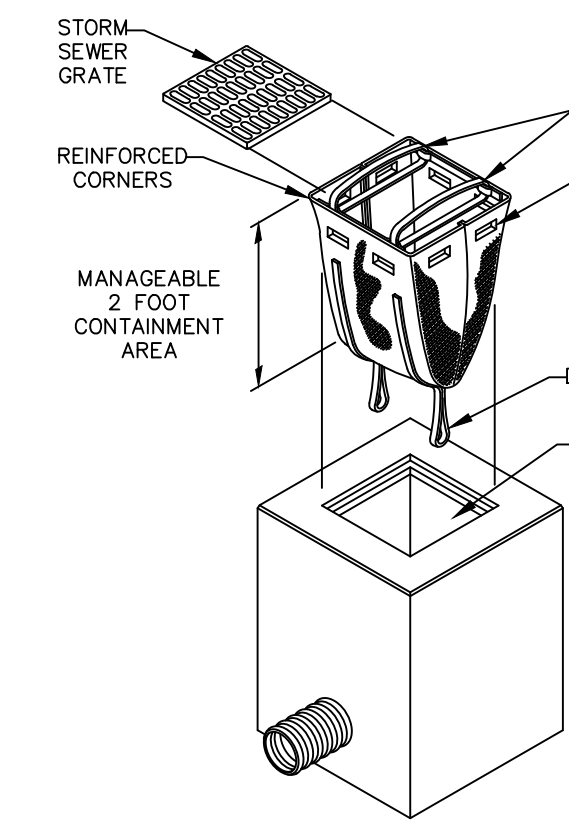
Waste disposal methods and sanitary sewer or septic systems shall comply with applicable state or local regulations.



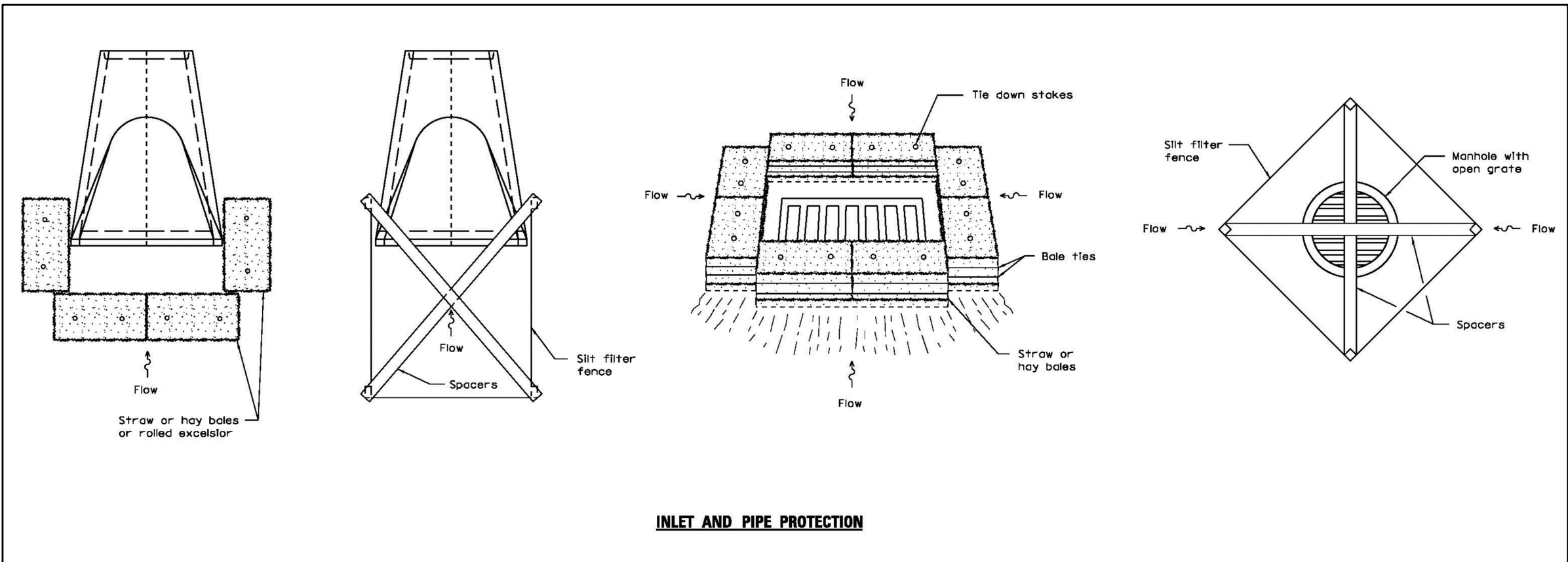
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C5

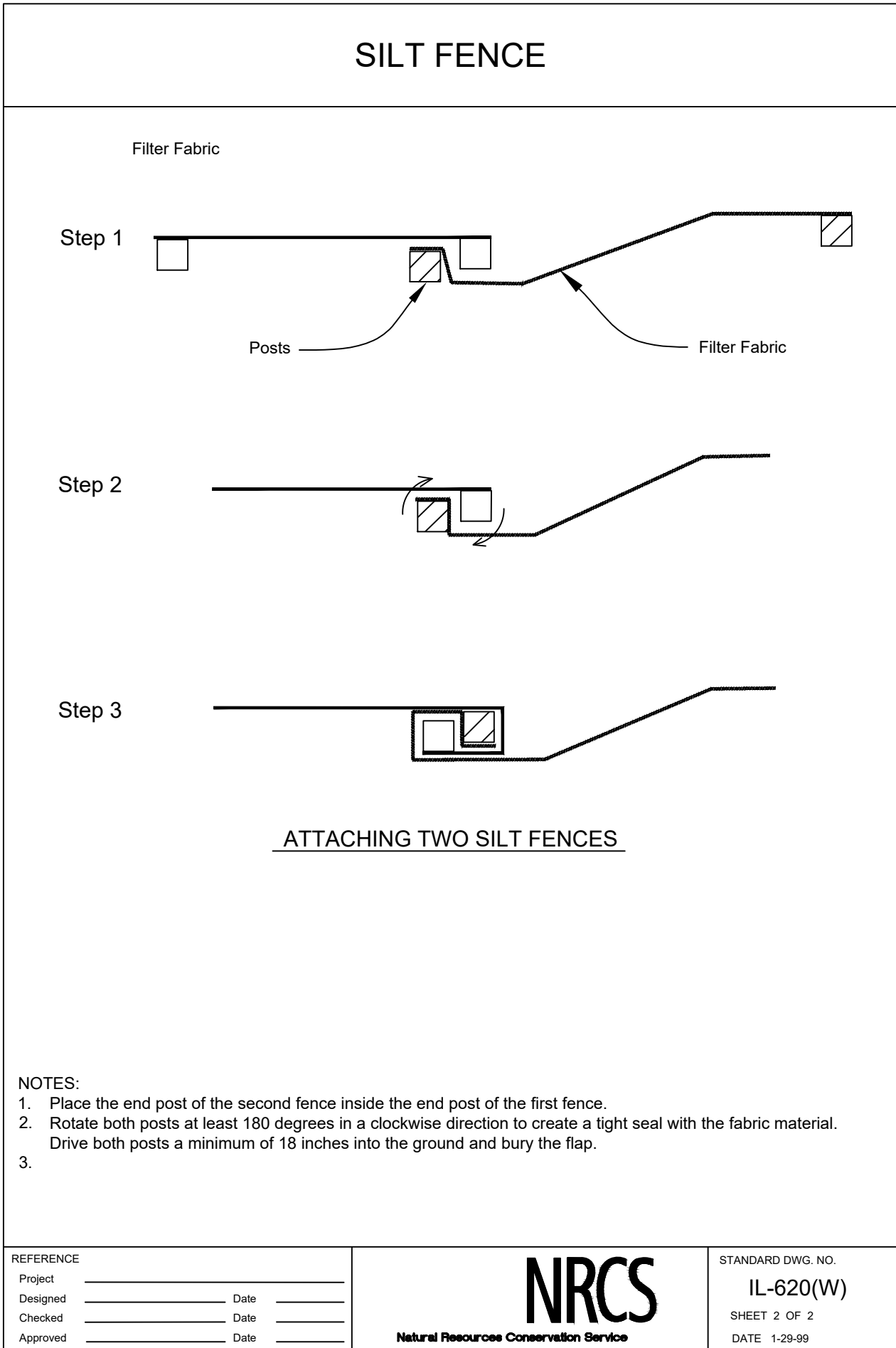
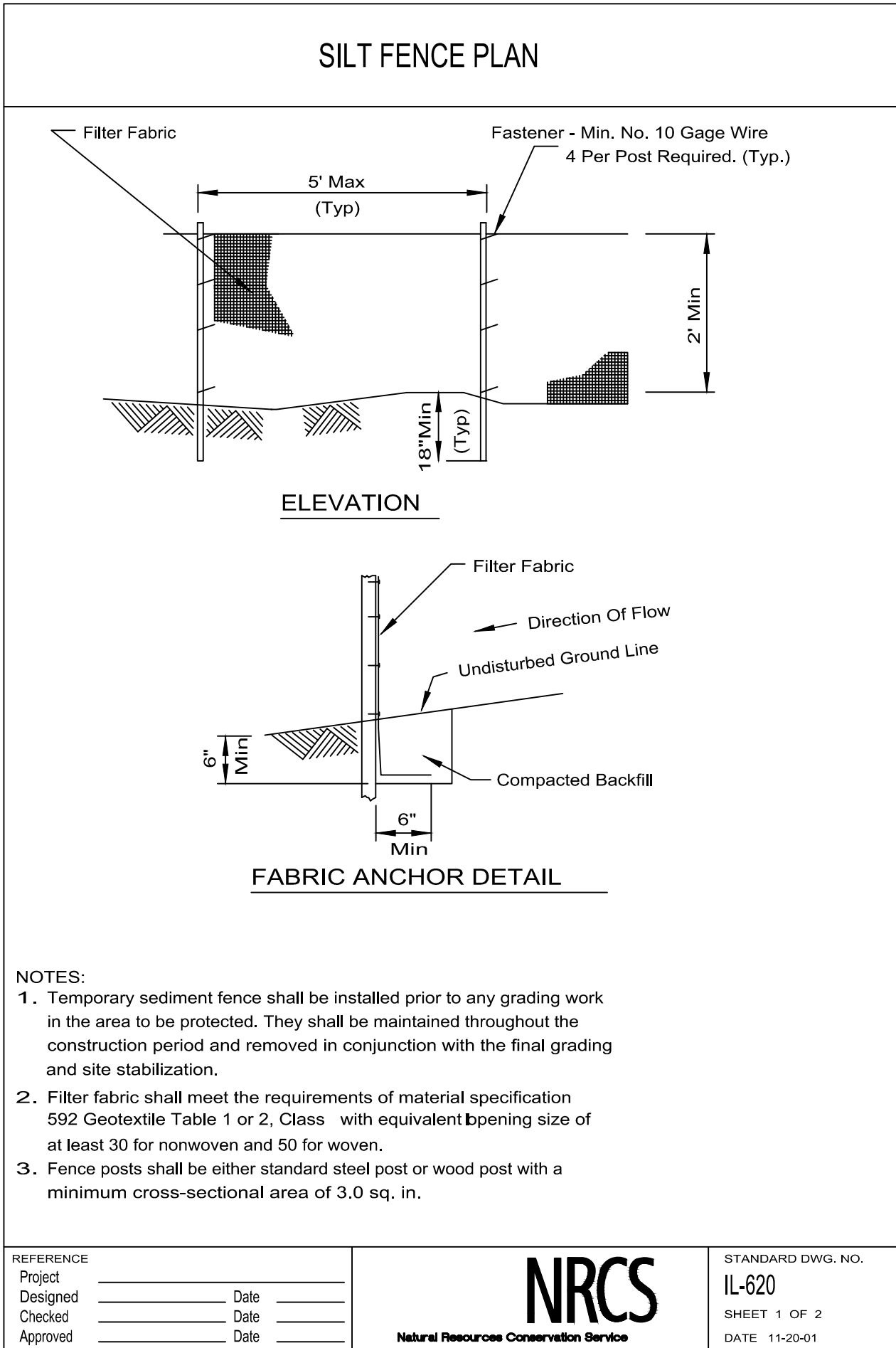
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1 INLET PROTECTION FILTER



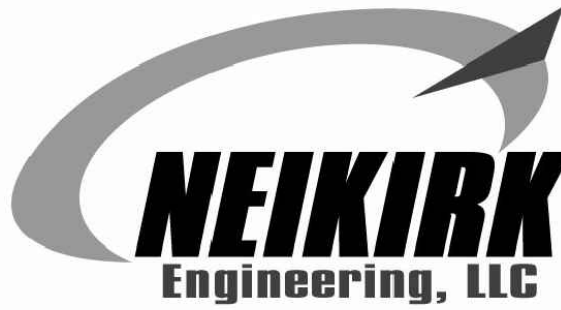
2 IDOT INLET AND PIPE PROTECTION DETAILS



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| PERMITTING SET | | 01/31/20 |
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|-------------|--------------------|
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| DRAWN BY: | RM |
| DESIGNER: | TJL, RM |
| CHECKED BY: | TJL |
| ENGINEER: | Michael E. Neikirk |
| ARCHITECT: | |
| OWNER: | |

CERTIFIED BY: _____

JOB TITLE
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6800 159TH ST
TINLEY PARK, IL 60477

DRAWING TITLE
EROSION CONTROL
DETAILS

| | | |
|---------------|----------------|-------|
| FILE LOCATION | DRAWING NUMBER | REV # |
| | C5.1 | |

REV #

INSERTA TEE DETAIL

SECTION A-A

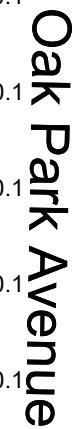
SIDE VIEW

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS.
CONTACT STORMTECH FOR MORE INFORMATION.

| CHAMBER | MAX DIAMETER OF INSERTA TEE | HEIGHT FROM BASE OF CHAMBER (X) |
|---------|-----------------------------|---------------------------------|
| SC-310 | 6" (150 mm) | 4" (100 mm) |
| SC-740 | 10" (250 mm) | 4" (100 mm) |
| DC-730 | 10" (250 mm) | 4" (100 mm) |
| MC-3500 | 12" (300 mm) | 8" (150 mm) |
| MC-4500 | 12" (300 mm) | 8" (200 mm) |








INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS
GASKETED & SOLVENT WELD, N-12, HP STORM, C-600 OR DUCTILE IRON

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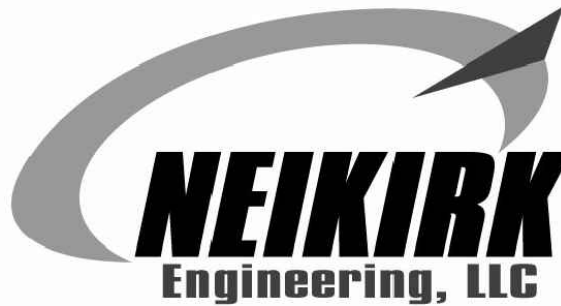
| LUMINAIRE LOCATION SUMMARY | | |
|----------------------------|-------|----------|
| LUM NO. | LABEL | MTG. HT. |
| 1 | C-31 | 18 |
| 2 | C-31 | 18 |
| 3 | CN | 14 |
| 4 | CN | 14 |
| 5 | CN | 14 |
| 6 | CN | 14 |
| 7 | CN | 14 |
| 8 | CN | 14 |
| 9 | CX | 15 |
| 10 | CX | 15 |
| 11 | CX | 15 |
| 12 | CX | 15 |
| 13 | CX | 15 |
| 14 | CX | 15 |
| 15 | CX | 15 |
| 16 | CX | 15 |
| 17 | CX | 15 |
| 18 | CX | 15 |
| 19 | CX | 15 |
| 20 | CX | 15 |
| 21 | CX | 15 |
| 22 | CX | 15 |
| 23 | CX | 15 |
| 24 | CX | 15 |
| 25 | CX | 15 |
| 26 | CX | 15 |
| 27 | CX | 15 |
| 28 | CX | 15 |
| 29 | CX | 15 |
| 30 | CX | 15 |
| 31 | Q3 | 22 |
| 32 | Q3 | 22 |
| 33 | Q3 | 22 |
| 34 | Q3B | 22 |
| 35 | Q3B | 22 |
| 36 | Q3B | 22 |
| 37 | QZ3B | 22 |
| 38 | QZ3B | 22 |
| 39 | QZ3B | 22 |
| 40 | QZ3B | 22 |
| 41 | QZ3B | 22 |
| 42 | QZ3B | 22 |
| 43 | QZ3B | 22 |
| 44 | QZ3B | 22 |
| 45 | W | 15 |
| 46 | W | 15 |
| 47 | W | 15 |
| 48 | W | 15 |
| 49 | W | 15 |
| 50 | W | 15 |

| FOOTCANDLE LEVELS CALCULATED AT 3.5 FT ABOVE GRADE | | | | | |
|--|------|------|-----|---------|---------|
| LABEL | AVG | MAX | MIN | AVG/MIN | MAX/MIN |
| OTHER PROPERTY LINES | 0.72 | 1.9 | 0.0 | N.A. | N.A. |
| PAVED AREA | 4.52 | 44.6 | 0.1 | 45.20 | 446.00 |
| UNDEFINED AREA | 0.13 | 4.1 | 0.0 | N.A. | N.A. |
| WEST PROPERTY LINE | 0.09 | 0.1 | 0.0 | N.A. | N.A. |

| LUMINAIRE SCHEDULE | | | | | | | | | | | |
|---|-----|-------|-------------|--------|-------|-------|------------|-----------------|-------------|--------------|--|
| SYMBOL | QTY | LABEL | ARRANGEMENT | LUMENS | LATF | LLF | BUG RATING | WATTS/LUMINAIRE | TOTAL WATTS | MANUFACTURER | CATALOG LOGIC |
|  | 2 | C-31 | SINGLE | 4520 | 1.030 | 0.175 | B2-U2-G1 | 6 | 12 | Cree Inc | CPY250-B-PD-D-C-UL-XX-57K-DIM |
|  | 6 | CN | SINGLE | 7720 | 1.030 | 1.030 | B3-U0-G1 | 60 | 360 | Cree Inc | CPY250-B-DM-F-A-UL-WH-57K |
|  | 22 | CX | SINGLE | 4520 | 1.030 | 1.030 | B2-U2-G1 | 6 | 132 | Cree Inc | CPY250-B-DM-D-C-UL-XX-57K |
|  | 3 | Q3 | SINGLE | 11648 | 1.030 | 0.340 | B3-U0-G3 | 27 | 81 | Cree Inc | OSQ-A-NM-3ME-B-57K-UL-XX-PML2 (2.1V) |
|  | 3 | Q3B | SINGLE | 9196 | 1.030 | 0.340 | B1-U0-G2 | 27 | 81 | Cree Inc | OSQ-A-NM-3ME-B-57K-UL-XX-PML2 (2.1V) w_OSQ-BLSMF |
|  | 8 | QZ3B | SINGLE | 5551 | 1.030 | 1.030 | B1-U0-G1 | 53 | 424 | Cree Inc | OSQ-A-NM-3ME-Z-57K-UL-XX w_OSQ-BLSMF |
|  | 6 | W | SINGLE | 5893 | 1.030 | 0.711 | B2-U0-G2 | 42 | 252 | CREE, INC. | SEC-EDG-3M-WM-04-E-UL-XX-525-DIM (5.2V) |

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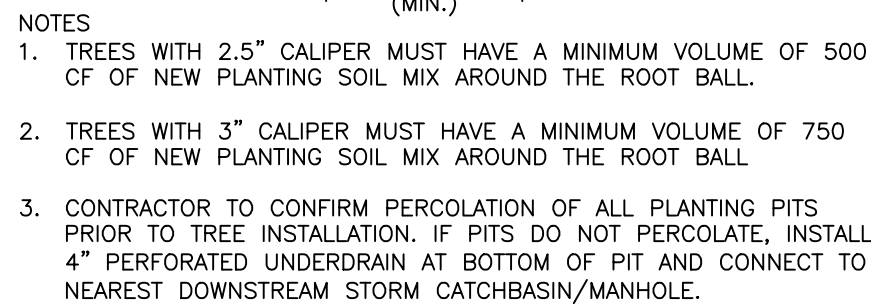
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|-------------|--------------------|
| SCALE: | 1"=20' |
| DRAWN BY: | RM |
| DESIGNER: | TJL,RM |
| CHECKED BY: | TJL |
| ENGINEER: | Michael E. Neikirk |
| ARCHITECT: | |
| OWNER: | |

CERTIFIED BY _____

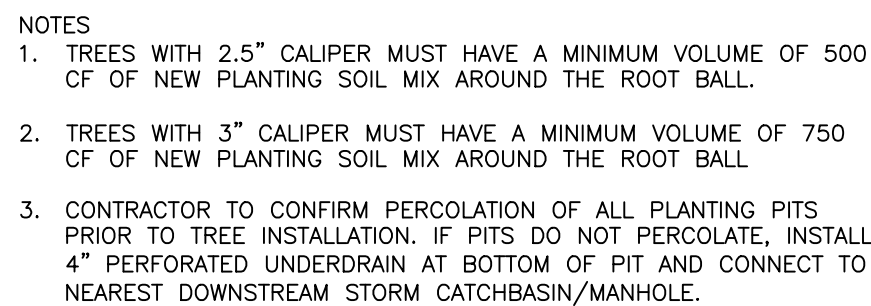
JOB TITLE
DELTA SONIC CAR WASH
6800 159TH ST
TINLEY PARK, IL 60477

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



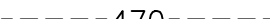























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|------------------|-----------------------------|-------|



3 MULTI-TRUNK DETAIL

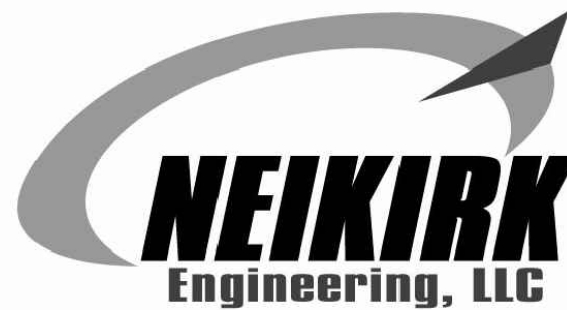
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| KEYNOTE | COMMON NAME | SCIENTIFIC NAME | QUANTITY |
|---------|--|-------------------------------------|--------------------|
| ① | Green Mound Boxwood | Buxus x 'Green Mound' | 68 |
| ② | Gold Mound Spirea | Spiraea japonica | 66 |
| ③ | Butterfly Bush 'Lo & Behold' | Buddleja 'Blue Chip' | 137 |
| ④ | Crabapple, Sargent | Malus sargentii | 6 |
| ⑤ | Thornless Honey Locust | Gleditsia triacanthos f. inermis | 10 |
| ⑥ | Redbud, (Northern selection) | Cercis canadensis 'Northern Strain' | 10 |
| ⑦ | Stella d'Oro Daylily | Heemerocalis 'Stella d'Oro' | New 76 Existing 25 |
| ⑧ | Freeman Maple | Acer freemanii | 10 |
| ⑨ | Red Oak | Quercus rubra | 10 |
| ⑩ | Redmond Linden | Tilia americana 'Redmond' | 10 |
| ⑪ | Green Mountain Boxwood (or Similar) | Buxus x 'Green Mountain' | Existing 13 |
| ⑫ | Low Globe Spruce (or Similar) | Picea pungens 'Globosa' | Existing 10 |
| ⑬ | Vicary Golden Privet (or Similar) | Ligustrum x vicaryi | Existing 20 |

| | | | | | |
|---|-----------------------------|---|--------------------------|---|----------------------------|
|  | Benchmark |  | Sanitary Sewer Manhole | <h1>LEGEND</h1> | |
|  | Iron Pin Found |  | Sign | | |
|  | Iron Pin Set |  | Water Meter |  | Water Line |
|  | Bollard |  | Water Valve |  | Storm Sewer |
|  | Soil Boring Location |  | Fence |  | Existing Contours |
|  | Sanitary Sewer Cleanout |  | Proposed Contours |  | Underground Electric |
|  | Gas Meter |  | Sanitary Sewer Main |  | Limits of Pavement Removal |
|  | Storm Sewer Curb Inlet |  | Overhead Utility Lines |  | Gas Lines |
|  | Storm Sewer MH/Open Lid |  | To Be Removed |  | Ditch / Swale |
|  | Light Pole or Traffic Light |  | Top of Curb | | |
|  | Storm Sewer Manhole |  | Pavement | | |
|  | Air Conditioner |  | Match Existing | | |
| | |  | Grade point |  | Existing Asphalt |
| | |  | Number of Parking Spaces |  | Gravel |
| | |  | To Be Removed |  | New Asphalt |
| | | | |  | Existing Concrete |
| | | | |  | New Concrete |

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| DRAWN BY: | RM |
| DESIGNER: | TJL,RM |
| CHECKED BY: | TJL |
| ENGINEER: | Michael E. Neikirk |
| ARCHITECT: | |
| OWNER: | |

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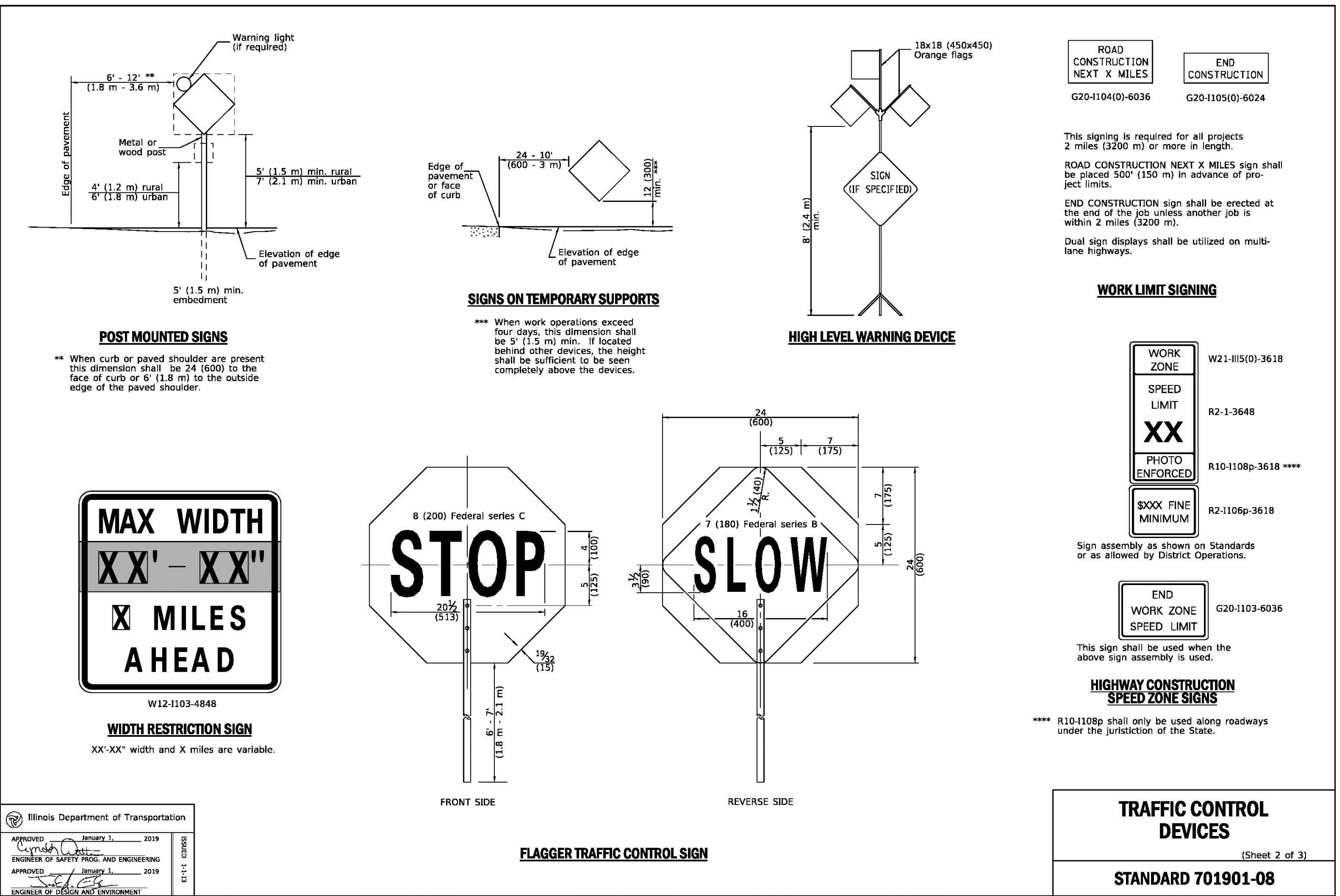
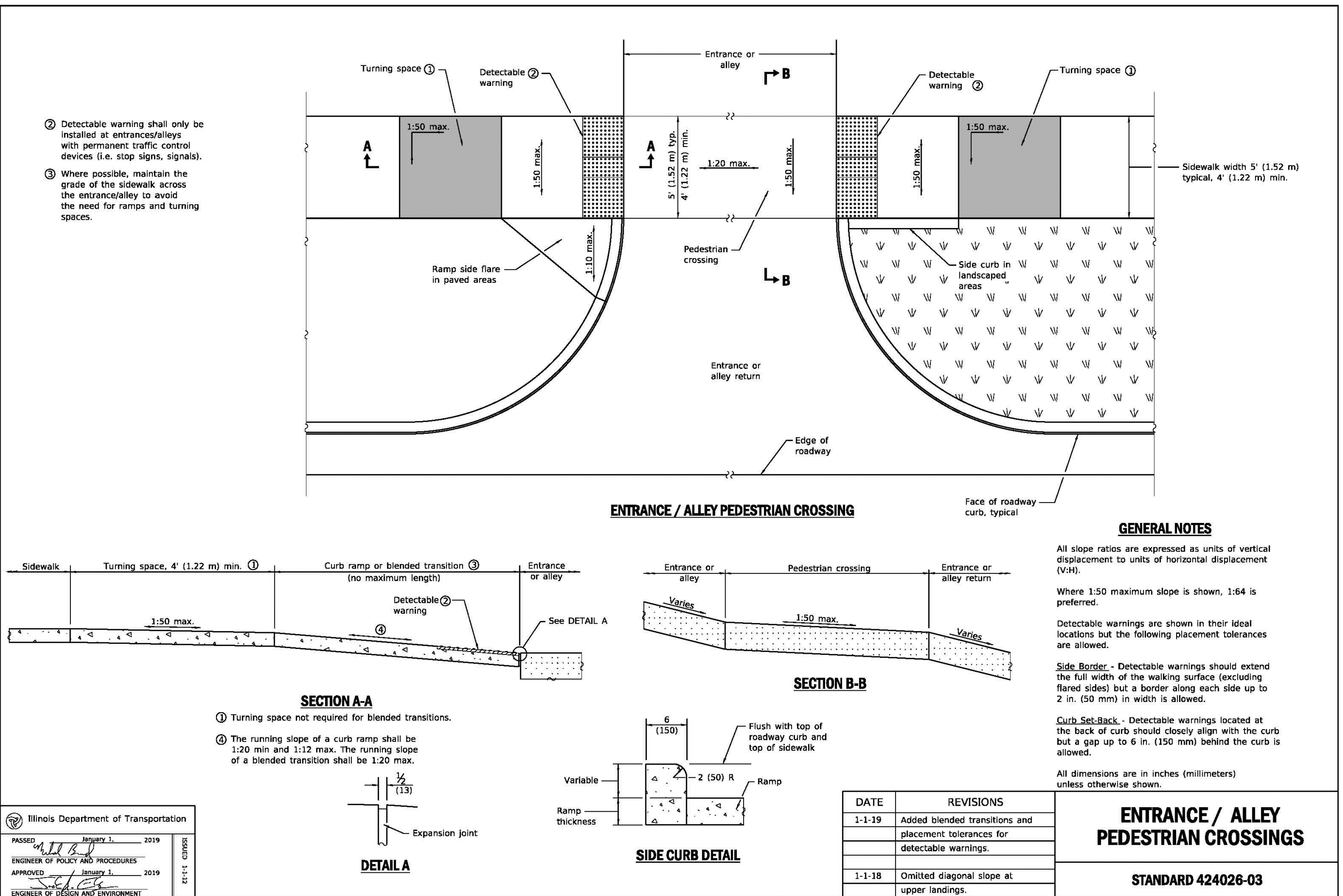
JOB TITLE
DELTA SONIC CAR WASH
6800 159TH ST
TINLEY PARK, IL 60477
DRAWING TITLE

LANDSCAPING PLAN

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| FILE LOCATION | |
| DRAWING NUMBER | REV # |

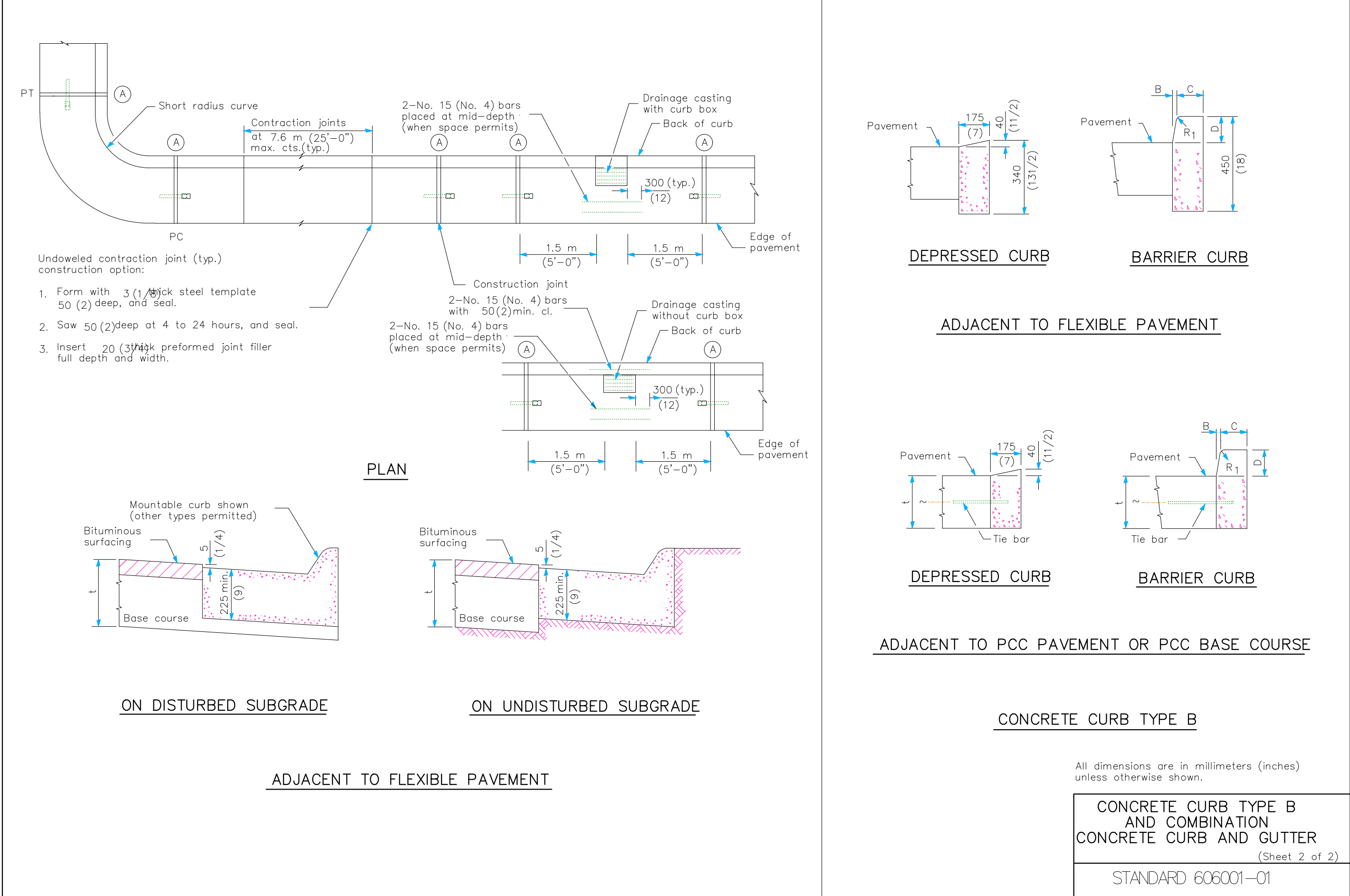
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| FILE LOCATION | DRAWING NUMBER C11 | REV # |
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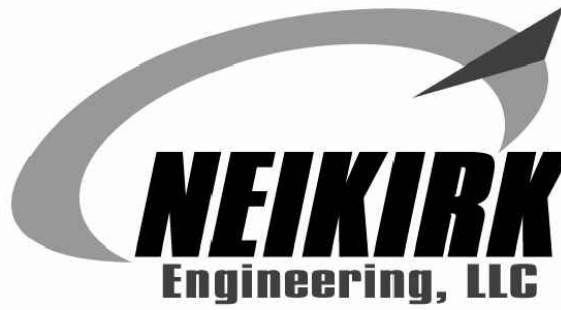


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| FILE LOCATION | | DRAWING NUMBER C12 | REV # |
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the foundation of our design.

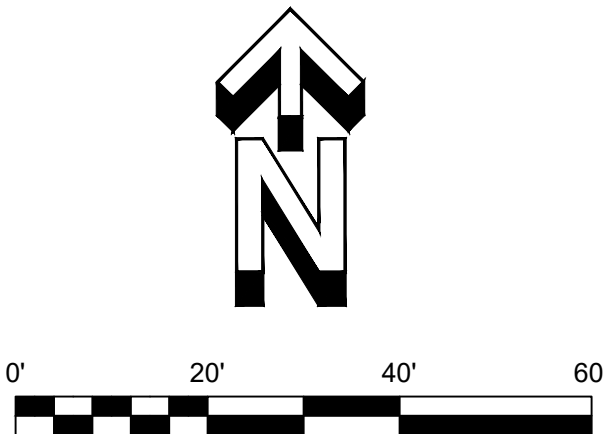
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| SCALE: | 1"=20' |
| DRAWN BY: | RM |
| DESIGNER: | TJL, RM |
| CHECKED BY: | TJL |
| ENGINEER: | Michael E. Neikirk |
| ARCHITECT: | |
| OWNER: | |

CERTIFIED BY: _____

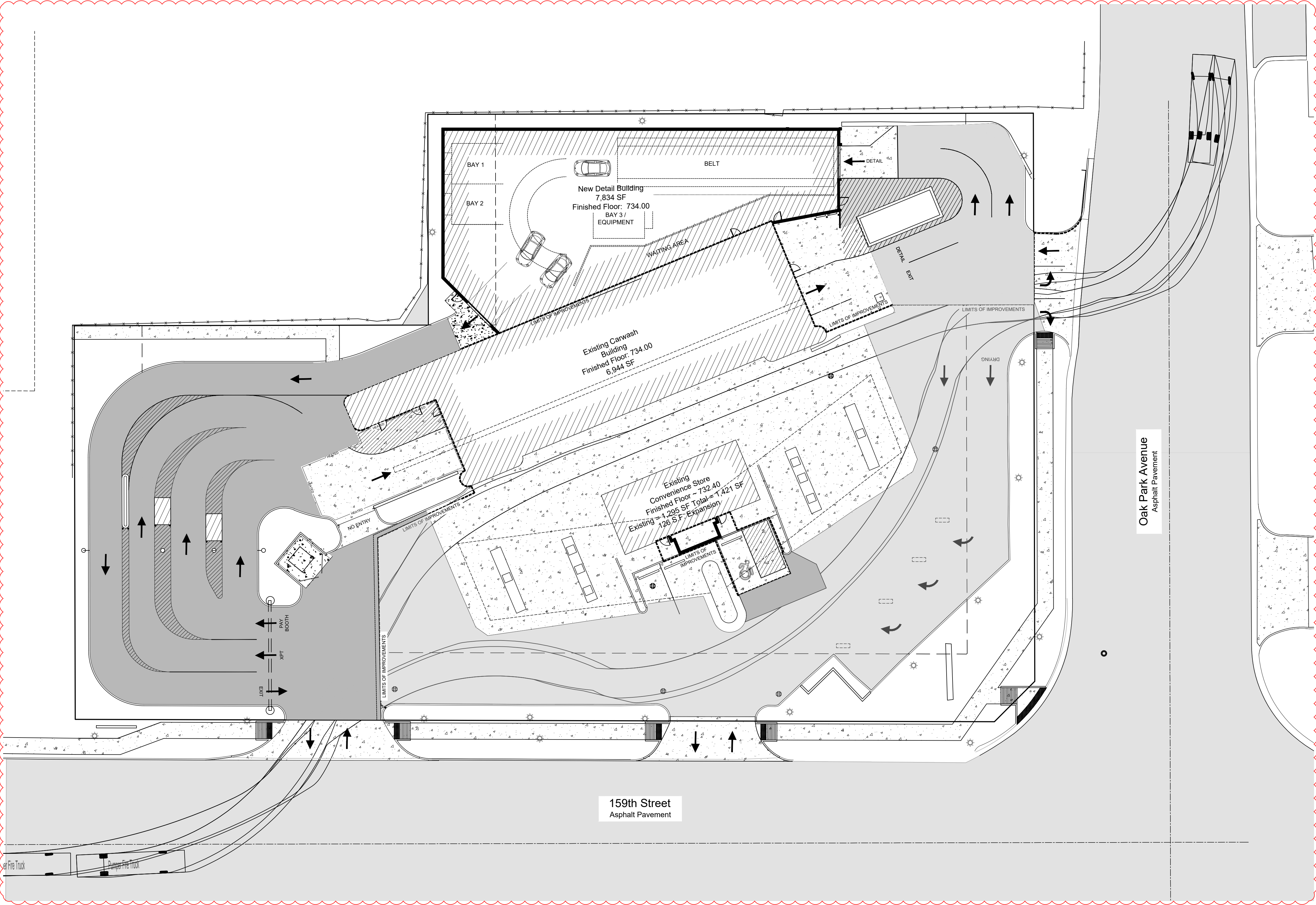
JOB TITLE
DELTA SONIC CAR WASH
6800 159TH ST
TINLEY PARK, IL 60477

DRAWING TITLE
FIRE TRUCK
TURNING RADIUS
EXHIBIT

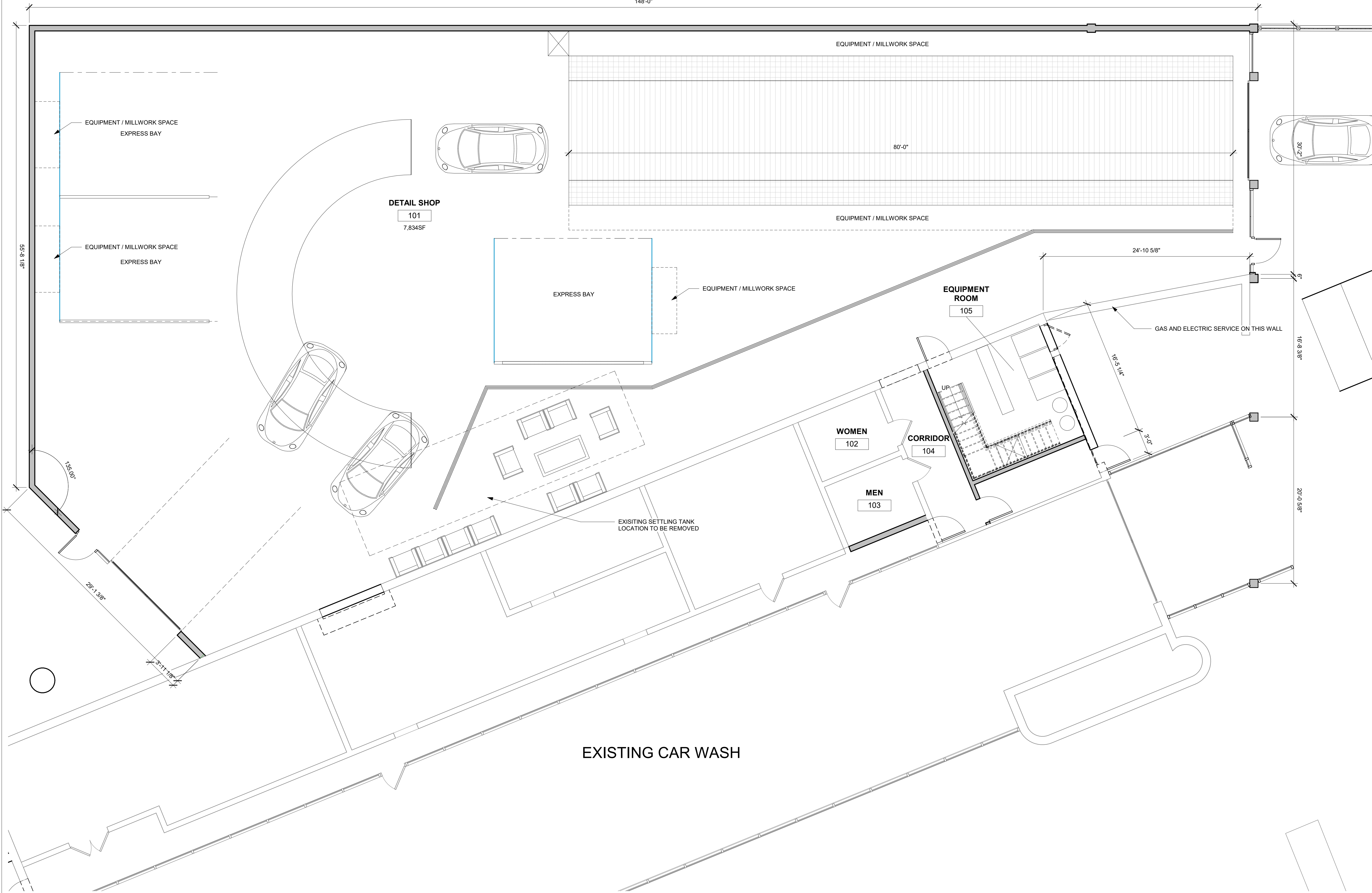
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| FILE LOCATION | DRAWING NUMBER | REV # |
| | C13 | |



ILLINOIS 811 IS OPEN 7 DAYS A WEEK, 24 HOURS A DAY TO PROCESS LOCATE REQUESTS OR ADDRESS QUESTIONS REGARDING A LOCATE REQUEST. THE TOLL FREE NUMBER IS 800-892-0123 OR 811 (THE NATIONAL THREE DIGIT CALL BEFORE YOU DIG PHONE NUMBER).



NOT FOR CONSTRUCTION - CITY REVIEW SET



1 DETAIL BUILDING FLOOR PLAN
3/16" = 1'-0"

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| NOTICE |
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[illegible]

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|-----------------------------|---------------------------|
| Property No: 1822 | Status: Project Status |
| Area: -- | |

DELTA SONIC
6800 159th & Oak Park Ave
Tinley Park, IL 60477

DETAIL SHOP REMODEL

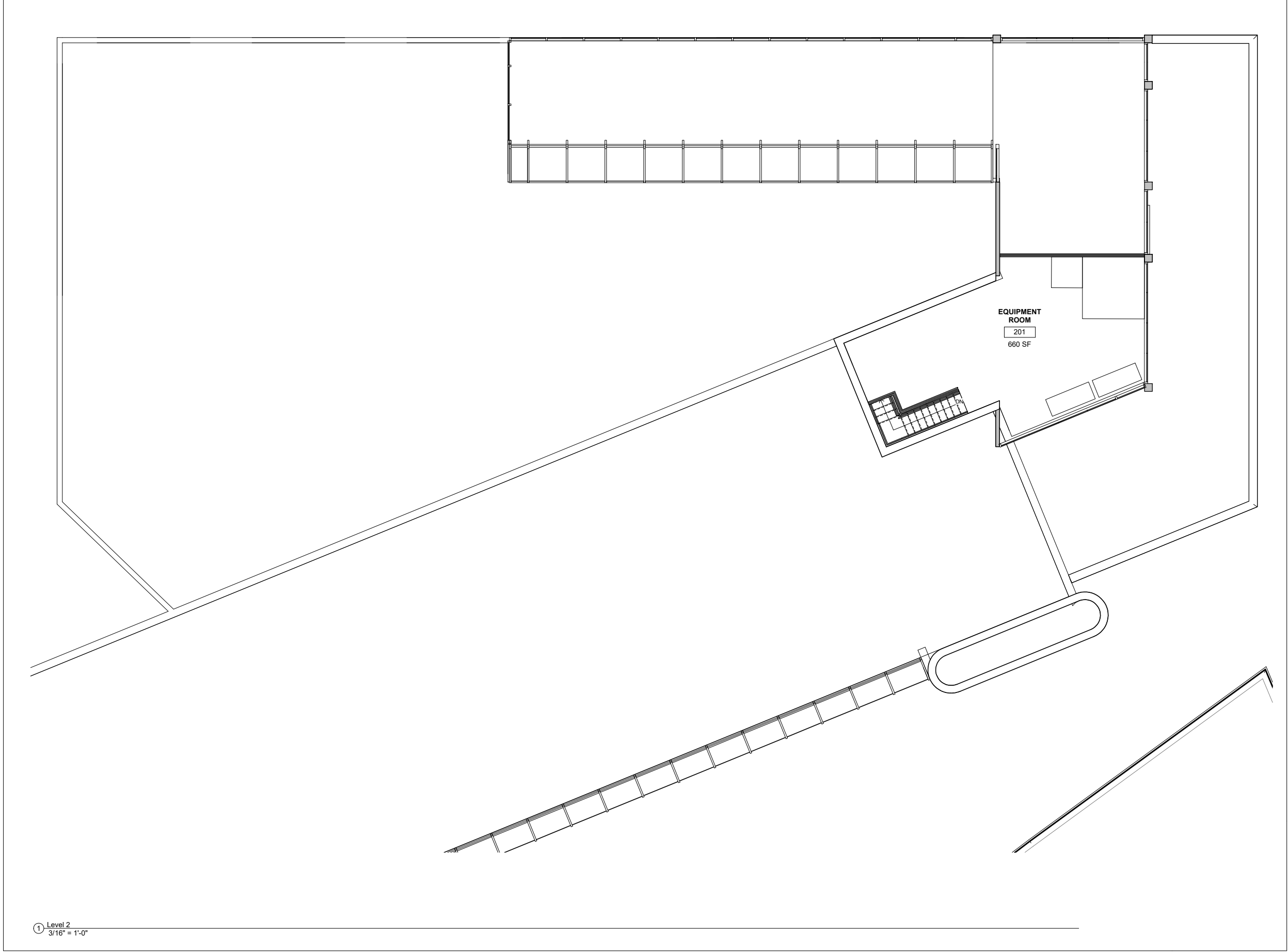
Title:

PROPOSED FIRST
FLOOR PLAN



**DELTA SONIC
CAR WASH**
570 Delaware Avenue
Buffalo, New York 14202
716.541.2100

| | |
|----------------------------|--------------------------------|
| Drawn By: CLS | Drawing No. A101 |
| Checked By: CRW | |
| Date: 2019-07-17 | |



Special Information:

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| NOTICE |
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[illegible]

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| Property No: 1822 | Status: Project Status |
| Area: -- | |

Property: **DELTA SONIC**
6800 159th &, Oak Park Ave,
Tinley Park, IL 60477

DETAIL SHOP REMODEL

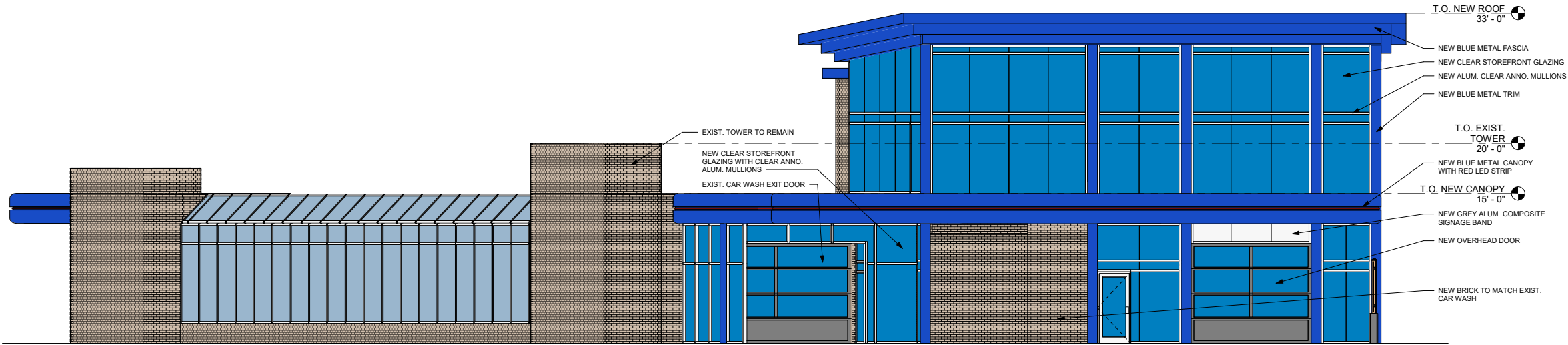
Title:

PROPOSED SECOND
FLOOR PLAN

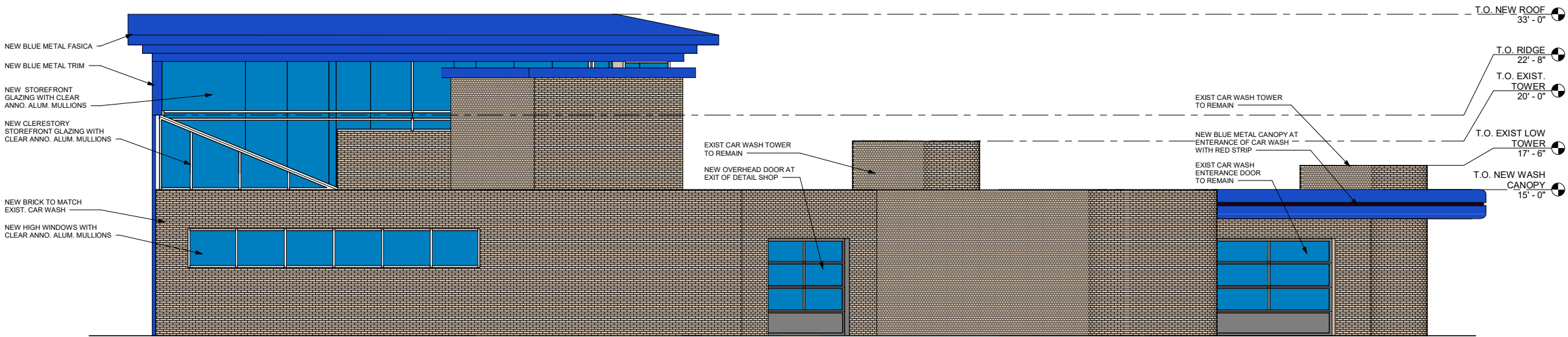


**DELTA SONIC
CAR WASH**
570 Delaware Avenue
Buffalo, New York 14202
716.541.2100

| | |
|----------------------------|---|
| Drawn By: CLS | Drawing No. <div style="font-size: 48px; text-align: center;">A102</div> |
| Checked By: CRW | |
| Date: 2017-07-17 | |



① EAST ELEVATION
3/16" = 1'-0"



② WEST ELEVATION
3/16" = 1'-0"

Special Information:

NOTICE

| REVISIONS | | DATE | BY | REMARKS |
|-----------|--|------|----|---------|
| No. | | | | |
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Property No:
1822

Status:
Project Status

Area:

-

DELTA SONIC
6800 159th & Oak Park Ave,
Tinley Park, IL 60477

DETAIL SHOP REMODEL

Title:
EXTERIOR
ELEVATIONS

DELTA SONIC
CAR WASH
570 Delaware Avenue
Buffalo, New York 14202
716.541.2100

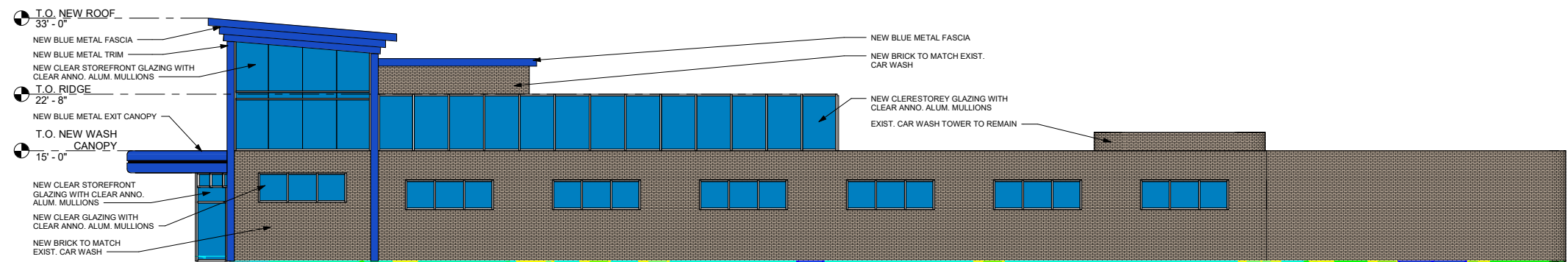
Drawn By:
CLS

Checked By:
CRW

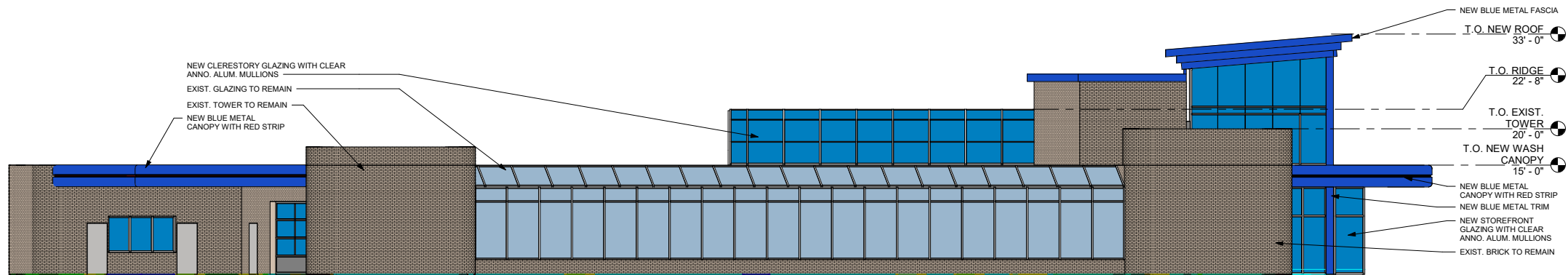
Date:
09/09/19

Drawing No.

A400



③ NORTH ELEVATION
1/8" = 1'-0"



④ SOUTH ELEVATION
 $1/8" = 1'-0"$

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| Special Information: |
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| NOTICE |
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[illegible]

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|-----------------------------|---------------------------|
| Property No: 1822 | Status: Project Status |
| Area: -- | |

Property: **DELTA SONIC**
6800 159th &, Oak Park Ave,
Tinley Park, IL 60477

DETAIL SHOP REMODEL

Title:

EXTERIOR
ELEVATIONS



**DELTA SONIC
CAR WASH**
570 Delaware Avenue
Buffalo, New York 14202
716.541.2100

| | |
|---------------------------|---|
| Drawn By: CLS | Drawing No. <div style="font-size: 2em; font-weight: bold;">A401</div> |
| Checked By: CRW | |
| Date: 09/09/19 | |



DELTA SONIC - TINLEY PARK, IL

ARTISTIC RENDERING



DELTA SONIC - TINLEY PARK, IL

ARTISTIC RENDERING



DELTA SONIC - TINLEY PARK, IL

ARTISTIC RENDERING



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| | | |
| MARK | DATE | DESCRIPTION |
| REVISONS | | |
| PROJECT NO: 1822 | | |
| DATE: | 2018-06-28 | |
| SCALE: | 1/2" = 1'-0" | |
| DRAWN BY: | CLS | |
| DESIGNED BY: | CLS | |
| CHECKED BY: | MY | |
| NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW | | |

FLOOR PLAN

CS-04



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept plans prior to making a submittal.

☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.

☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.

☐ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.

☐ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).

☐ \$400 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.**

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**

- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.**

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 18, 2020 REGULAR MEETING

ITEM #2 PUBLIC HEARING: 6800 159th Street – Delta Sonic – Site Plan, Special Use, Variations

Consider recommending that the Village Board grant James Boglioli, on behalf of Delta Sonic Car Wash System Inc (Property Owner), an amendment to the existing Special Use (Ord. # 88-O-016) and Variations (structure setbacks, lighting, parking, and signage) to allow for the expansion of the Delta Sonic detail center and convenience store on the property located at 6800 159th Street in the B-3 (General Business & Commercial) zoning district. Site Plan Approval is being requested due to the structure changes and to improve site circulation and vehicle stacking.

Present were the following:

- Chairman Garrett Gray (Participated electronically)
- Eduardo Mani (Participated electronically)
- James Gaskill (Participated electronically)
- Mary Aitchison (Participated electronically)
- Angela Gatto (Participated electronically)
- Steven Vick (Participated electronically)
- Lucas Engel (Participated electronically)

Absent Plan Commissioners:

- Tim Stanton
- Kehla West

Guests:

- Jeremy Brooks, Delta Sonic, (Participated electronically)

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER ENGEL to open the public hearing of Delta Sonic, 6800 159th Street, Site Plan, Special Use, Variations

AYE: All Commissioners participated electronically

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved.

CHAIRMAN GRAY noted anyone wishing to speak on this matter will be sworn in before they speak after the staff's presentation.

The Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

Dan Ritter, Senior Planner presented the Staff Report. The Petitioner, James Boglioli, on behalf of Delta Sonic Car Wash System, Inc., is requesting an amendment to the existing Special Use Permit, Variations, a Site Plan Amendment, and a Plat of Easement. The requests are being made due to site upgrades at the existing Delta Sonic Car Wash site at 6800 159th Street in the B-3 (General Business & Commercial) zoning district. The existing site includes a car wash, detail center, fuel pumping stations, and a convenience store. The proposed plan will expand the interior detail center at the north side of the property, expand the convenience store to allow for ADA accessible public

bathrooms, demolish a pre-rinse canopy, and make site changes to provide for improved vehicle circulation and stacking.

Mr. Ritter displayed a rendering of the proposed expansion and upgrades.

The site is known to be very busy and congested when there is a high demand for car washes. The proposal will not add any additional services and is not expected to create any additional traffic demand. The proposal addresses some significant issues on the site, including pay booths that align with an entrance/exit, poor stacking, lack of public sidewalks, an extra-wide curb cut on Oak Park Avenue, and limited landscaping. A traffic study was conducted by KLOA as part of the improvements to help identify critical issues and recommendations for improvement.

The subject site is a single 1.59-acre lot located on the northwest corner of 159th Street and Oak Park Avenue. The site was originally developed and approved in 1988 for the Delta Sonic Car Wash. The project's goal is to clean up the site, help the site circulation, expand the detail center, and add an ADA compliant bathroom to the convenience store.

In 1988 the company expanded into the Chicagoland area and this site was expected to be primarily used as a car wash with the ability to buy gas and convenience items. In 1995, the rear interior detail addition was proposed and approved with an amendment to the Special Use with certain Variations.

The site is located in the B-3 (General Business & Commercial) zoning district. To the north of the site is the Trinity Lutheran Cemetery that is zoned B-3. To the west of the site, is the Trinity Lutheran Church & School zoned R-2 (Single-Family Residential). To the south is Brown's Chicken zoned B-3 and Golden Corral zoned B-2 (Community Shopping). To the east is Shell gas station located in the City of Oak Forest and zoned most similarly to the B-3 zoning district.

The Petitioner is proposing to modernize the site, meet existing demand, meet accessibility codes, and improve site circulation. In the past few years, they have upgraded the canopy as well as the pumps and replaced the tanks and asphalt in the parking lot. The same services will be offered, and no increase in traffic is expected. Staff is recommending adding a condition to the Special Use approval clarifying the existing services and prohibiting oil change or automotive services due to the size limitations of the site.

They do have the existing Special Use granted in 1988. They are proposing to make changes to expand the convenience store building and tear down and replace the detail center in the rear with a larger building. Automobile Service Stations and Car Washes are Special Uses in B-3. Expansion or change in a proposal of a Special Use requires a new approval.

Mr. Ritter displayed an overview of the existing site. The existing convenience store is 1,295 sq. ft. and the proposal include a 131 sq. ft. addition for a new total of 1,426 sq. ft. The addition is located in an existing concrete walkway area. The convenience store addition will allow for an expansion of the existing restroom to be ADA accessible. The cashier area will also be moved near the exits and will allow for better views of the fueling areas.

The detailing area is used for interior detailing services, which a number of service levels are offered. The existing detail shop is approximately 2,456 sq. ft. and is proposed to be demolished. The new detail shop building will be 7,834 sq. ft., and while the same services will be offered, it will allow more space for equipment and increased efficiencies in servicing vehicles. There will be updated restrooms, waiting area, and mechanical/equipment room.

The structure's expansion will reduce set back to the side and rear property lines to five feet. The structure is not immediately adjacent to any structures on the neighboring cemetery property and will be screened by a six-foot privacy fence and landscaping. A five-foot setback is proposed to allow for maintenance of the building and area between the fence and building.

The pre-wash canopy located west of the car wash building will be demolished and the pay booths for the car wash are located further north toward the car wash. This allows for more vehicle stacking space and also eliminates the dangerous adjacency between the pay booths and the western curb cut. The express lane for the car wash has also been

moved to the outside lane which reduces the potential of blocking vehicles queuing for a pay booth. A traffic study was done and some of the changes that were recommended were implemented by the Petitioner to help the circulation.

The width of the curb cut and driveway on Oak Park Avenue has been reduced. Along with the increased setback of the new detail building from Oak Park Avenue, the new configuration of the curb cut minimizes the potential for conflict between cars queuing for service, exiting the carwash and entering the property.

As part of the redevelopment and changes in the Special Use, a public sidewalk is required to be installed along 159th Street and Oak Park Avenue. The sidewalk will extend along 159th Street from the curb cut just west of the subject site that connects to the church's parking lot all the way east to the intersection. However, at the intersection, the sidewalk must cross onto the existing property. The petitioner has requested a public sidewalk easement as compared to a formal dedication to avoid changes in deeds and financing. The easement option also avoids the need to request a ground sign setback variation. Similar sidewalk easements were approved on the 7-Eleven (171st Street & Harlem Ave.) and Food N Fuel (183rd St & West Creek Dr.)

The Petitioner has a parking agreement with the adjacent church and has been working to provide a sidewalk connection to the church parking for employees. The sidewalk will allow for a more direct paved walk for employees who park at the church parking lot since the Petitioner will install the sidewalk on their property and are committed to connecting it to the church parking lot if and when the church approves those plans. Until the sidewalk can be installed the Petitioner will construct a public sidewalk along the 159th Street frontage of the church between the subject property and the east entrance to the church.

The Petitioner will be installing underground detention as part of the project to compensate for any increased stormwater runoff. The engineering plans still have revision and comments that need to be made. Staff recommends conditioning all approvals based upon final engineering plan approval by the Village Engineer. Some engineering corrections were made to the public sidewalk layout, including creating a connection at the intersection. Those changes altered the sidewalk easement slightly.

The site has very little existing landscaping, except for shrubs near light poles along the roadway frontage and along the north property line. A planter area along the south side of the car wash building (and north of the convenience store) was removed following tank replacement. The planter was elevated and made it difficult to grow and maintain plantings. A tree and small planting area near the existing pre-wash canopy is also proposed to be removed.

The new landscape plans work to offset the few areas where landscaping has been removed by increasing the parkway and perimeter landscaping, including 40 canopy trees and 16 small/ornamental trees. Specific species of trees and shrubs were chosen due to their ability to survive in confined areas, are salt-tolerant, and do not create visibility concerns. The property is separated from the cemetery to the north by an existing privacy fence. The western property that is adjacent to the church is also buffered by a naturalized buffer along a creek.

The site does not comply with many of the current landscape ordinance requirements, such as required bufferyard widths and interior parking lot landscaping. However, as with other aspects of redevelopment sites, the goal is to improve the site, while allowing the project to be economically and functionally feasible. Any additional landscaping will result in a loss of parking/fuel stations, or require an extensive reconfiguration of the site layout, which are not feasible at this time. The Petitioner has prioritized the placement of attractive landscaping in areas not utilized for parking or site circulation. While there are waivers, the Petitioner's proposal significantly improves the site compared to its current condition. The landscaping proposal is very similar to the development of the property on the southeast corner of the intersection with a heavy use of trees and shrubs placed around the street frontages. Plan Commission indicated no concerns with the proposed landscaping and noted the increase in tree and shrubs was sufficient on the site with limited locations to expand the landscaping or meet current code requirements.

Mr. Ritter displayed an overview of the proposed changes to the architecture. The changes maintain the current design which includes a heavy use of brick and metal fascia components. The convenience store will include a matching brick base and windows, similar to the existing building.

The most significant architectural changes are in regards to the Detail Center and the Oak Park Avenue frontage. The new detail center will include a two-story tower with a façade using primarily windows. This design was utilized to

bring in existing aspects of the car wash building, but also creating a more modern and attractive facade along Oak Park Avenue.

Mr. Ritter displayed photos of the proposed signs. Most of the signage on the site was approved with a Variation in 1988 and will remain on site. The proposal includes new signage for the detailing center. The proposed wall sign is permitted with respect to size and is on a separate elevation from the front pillar signs. The drive-thru menu boards are also permitted as they are below 16 sq. ft. in size for each lane. However, the new directional signs exceed the maximum six sq. ft. for a wall-mounted directional sign. The “detailing” sign is proposed at 18.25 sq. ft. The overhead car wash lane signs are 28 sq. ft. The additional size is needed to increase the visibility that helps to direct vehicles to these different locations from any point in the site and even from the roadway before they enter. The drive-thru oval lane signs were reduced in size prior to the workshop from 28 sq. ft. to 17.55 sq. ft. in size. The Plan Commission noted they appreciated this change to reduce the size. They believe that the proposed sizes, while larger than the code requirements, served an important purpose on this site because it is tight and direction is needed to keep order on the site.

The Village Zoning ordinance provides some guidance for required parking for various uses; however, there is no specific reference for a convenience store associated with a gas station and car wash. In these situations where a specific use is not listed, the Plan Commission has authority to approve the parking based on the Petitioner’s proposal and similar uses noted in the ordinance. A professional parking study is typically required to be supplied to assist the Plan Commission in their review. The site is already known to be significantly under-parked and the Petitioner has an existing cross-parking agreement with the neighboring church that allows them the use of the adjacent parking lot for their employees. Therefore, due to the existing conditions and agreement, a parking study was not required for the proposed site changes.

Convenience stores are most commonly considered a “retail use” which requires one parking stall for every 150 sq. ft. With a total of 1,426 sq. ft. proposed, this results in a requirement of nine parking spaces per the Zoning Ordinance requirements. Automobile service (gas) stations require parking for each employee and that can be used for both the detailing and car wash services as well. The petitioner has stated up to 10 employees work on the site at any given time. This requires a total of 19 parking stalls for the proposed uses.

Currently, there are four parking stalls; however, one is being converted to an ADA compliant stall and will reduce the parking stalls to a total of three. Additionally, the site has twelve fueling stations. There is a unique nature of a gas station where some of the retail customers may be parked at the pumps (which is not included in the parking count) while they access the convenience store, thereby essentially providing twelve additional parking spaces. Due to its size and limited item selection, the convenience store typically only serves someone who is fueling and only rarely used by customers stopping solely for a convenience item. Additionally, customers are usually on the site for short periods of time, resulting in high turnover and thereby lowering the demand for parking. The Petitioner has had a cross-parking agreement with Trinity Lutheran Church for a number of years and recently extended it allowing employees to park in the church parking lot during their shifts. Staff does not have concerns with the parking variation, subject to a parking agreement with an adjacent property. The Plan Commission did not have concerns with the parking as long as the parking agreement was in place with the neighboring church. They encouraged Delta Sonic and the church to work on an agreement for the sidewalk connection.

Mr. Ritter displayed photos of the proposed light fixture. A new lighting ordinance was recently adopted in September 2019. The lighting plan for the proposed development complies with the new lighting standards with respect to fixture type, illumination intensity, and light intensity at the property lines. The Petitioner will be installing new lights around the expanded car wash entrance. They will also be replacing the existing light poles on the site that have angled box fixtures with similar poles and light fixtures that will be parallel to the ground.

CHAIRMAN GRAY asked the Petitioner to make comments.

Mr. Jeremy Brooks, Delta Sonic had no comment.

CHAIRMAN GRAY asked for comments from the public

There were none.

A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER AITCHISON to close the public hearing of
Delta Sonic, 6800 159th Street, Site Plan, Special Use, Variations

AYE: All Commissioners participated electronically

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved.

Mr. Ritter noted the Standards for Special Use as follows:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The proposed use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the business has operated at this location for over 30 years and the largest change in the use is an expansion of the detail center. The proposed plans reflect adequate dimensions for safe traffic maneuvers throughout the site. The proposed plans also include improvements to the landscaping at the site to make it more attractive and in compliance with the intent of the Village's current Landscape Ordinance.*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - *The proposed use will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish and impair properties within the neighborhood because this particular use has been in operation since 1988. The changes are only in the size of the convenience store, size of the detail center, and an improvement in site circulation.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *The proposed use will not impede the normal and orderly development and improvement of surrounding property because the use is just expanding the structures without adding additional services. The surrounding properties are already developed with a church and cemetery that are set back from the subject site.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The site currently exists in its present configuration and adequate utilities, access roads, drainage, etc. have already been provided. The public infrastructure will not be negatively impacted during the construction process.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The proposal makes changes to improve traffic congestion, circulation, and safety both on-site and off-site.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such

conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.

- *The Petitioner has applied for applicable Variations on the site, but the proposal will otherwise conform to all other applicable regulations for the site.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- *The use contributes directly and indirectly to the economic development of the community because it allows for the existing site to add needed space for the businesses existing services. The project also modernizes the appearance of the building and brings the site into conformance with the Illinois accessibility code. The changes ensure the site remains successful with an improved appearance and site plan.*

Mr. Ritter noted the Standards for Variation as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The property is an existing site being redeveloped and with limited ability to expand its size, dimensions, and setbacks. The Variations allow the fairly small and limited sized lot to be reasonably redeveloped to maintain the existing use and improve the overall site circulation. The parking has been successfully mitigated by a cross-parking agreement.*
2. The plight of the owner is due to unique circumstances.
 - *The property is limited in size with very little unused space and offers a challenging situation for redevelopment and site circulation. The Variations have been minimized and the site more closely meets the intent of the current requirements.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The setback Variations are not visible from the roadways and the structures will not be near any neighboring structures. The directional sign sizes will allow for proper site circulation but blend in the with signage and commercial nature of the 159th Street corridor.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and

- The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Mr. Ritter noted the Standards for Plan Approval & Architectural Review as follows:

Architectural

- a. **Building Materials:** The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.
- b. **Cohesive Building Design:** Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. **Compatible Architecture:** All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes out lots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. **Color:** Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. **Sustainable architectural design:** The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. **Defined Entry:** Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. **Roof:** For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. **Building Articulation:** Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as "belly-bands" (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. **Screen Mechanicals:** All mechanical devices shall be screened from all public views.

- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

Motion 1 (Site Plan):

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to grant the Petitioner, James Boglioli on behalf of Delta Sonic Car Wash System Inc, a Site Plan Amendment to modify the Delta Sonic automobile service (gas) station, convenience store, and car wash at 6800 159th Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. The existing fence shall be maintained by Delta Sonic in good repair and any damage or deteriorating sections replaced.
- 2. Site Plan Approval is subject to approval of the Special Use Amendment and Variations by the Village Board.
- 3. Site Plan Approval is subject to final engineering plan approval by the Village Engineer, MWRD, IDOT, and any other applicable outside agencies.”

AYE: All Commissioners participated electronically

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved by roll call.

Motion 2 (Variations):

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER MANI to recommend that the Village Board grant the four (4) Variations as listed in the June 18, 2020 Staff Reports, to the Petitioner, James Boglioli on behalf of Delta Sonic Car Wash System Inc, at the property located at 6800 159th Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report, subject to the following condition:

The parking Variation is approved subject to an active cross-parking agreement with an adjacent property owner

AYE: All Commissioners participated electronically

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved by roll call.

Motion 3 (Special Use):

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER GATTO to recommend that the Village Board grant an amendment to an existing Special Use Permit (Ord. #88-O-016) to the Petitioner, James Boglioli on behalf of Delta Sonic Car Wash System Inc, to permit Delta Sonic automobile service (gas) station, convenience store, and car wash at 6800 159th Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the June 18, 2020 Staff Report, subject to the following condition:

1. The approval is limited to the uses as presented at the public hearing. No automotive repair/service or additional uses are permitted without an amendment to the Special Use Permit.

AYE: All Commissioners participated electronically

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved by roll call.

Motion 4 (Final Plat):

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER GASKILL to recommend that the Village Board grant approval to the Petitioner, James Boglioli on behalf of Delta Sonic Car Wash System, Inc, a Final Plat of Easement for a public sidewalk to be installed on private property at 6800 159th Street, in accordance with the Final Plat submitted and listed herein, subject to the following condition:

1. The Final Plat approval is subject to Final Engineering Plan approval by the Village Engineer.”

AYE: All Commissioners participated electronically

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved by roll call.

This item will be heard at the Village Board on Tuesday, July 7, 2020.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-033

**AN ORDINANCE GRANTING CERTAIN VARIATIONS FOR AN AUTOMOBILE
SERVICE (GAS) STATION, CAR WASH, AND CONVENIENCE STORE LOCATED
AT 6800 159TH STREET**

**JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-033**AN ORDINANCE GRANTING CERTAIN VARIATIONS FOR AN AUTOMOBILE
SERVICE (GAS) STATION, CAR WASH, AND CONVENIENCE STORE LOCATED AT
6800 159TH STREET**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, a petition for granting certain variations (“Variations”) to expand and modernize a gas station, convenience store, and car wash at 6800 159th Street, Tinley Park, Illinois 60477 (“Subject Property”) has been filed by Delta Sonic Car Wash System (“Petitioner”) with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Variations should be granted on June 18, 2020 at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures”, at which time all persons were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, the Plan Commission vote 7-0 and has filed its report and findings and recommendations that the proposed Variations be approved with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Variations; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of facts as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting the Variations as set forth in Section X.G.4 of the Zoning Ordinance, and the proposed granting of the Variations as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The property is an existing site being redeveloped and with limited ability to expand its size, dimensions, and setbacks. The Variations allow the fairly small and limited sized lot to be reasonably redeveloped to maintain the existing use and improve the overall site circulation. The parking has been successfully mitigated by a cross-parking agreement.*
2. The plight of the owner is due to unique circumstances.
 - *The property is limited in size with very little unused space and offers a challenging situation for redevelopment and site circulation. The Variations have been minimized and the site more closely meets the intent of the current requirements.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The setback Variations are not visible from the roadways and the structures will not be near any neighboring structures. The directional sign sizes will allow for proper site circulation but blend in the with signage and commercial nature of the 159th Street corridor.*

SECTION 3: That the Variations as set forth herein below shall be applicable to the following described property

LEGAL DESCRIPTION: THE SOUTH 500 FEET OF THE EAST 405 FEET OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE FOLLOWING DESCRIBED PARTS THEREOF; (A) THE NORTH 23 FEET THEREOF; (B) THE SOUTH 78 FEET OF THE NORTH 308 FEET OF THE WEST 131 FEET THEREOF; (C) THAT PART HERETOFORE DEDICATED FOR 159TH STREET AND OAK PARK AVENUE IN CASE 70 L 15415 IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 28-18-301-007-0000

COMMONLY KNOWN AS: 6800 159th Street, Tinley Park, Illinois

SECTION 4: That the following Variations are hereby granted to the Petitioner in the B-3 (General Business and Commercial) zoning district at the above-mentioned property to expand and redevelop the convenience store, car wash, detail center, and gas station:

1. A five-foot Variation from Section V.B. Schedule II (District Regulations) to permit a side yard setback of five feet, instead of the required ten feet from the north property line.
2. A 20-foot Variation from Section V.B. Schedule II (District Regulations) to permit a rear yard setback of five feet, instead of the required 25 feet from the west property line.
3. A Variation from Section VIII.A.10 (Number of Parking Spaces Required) to permit a total of three parking spaces, instead of the required minimum of 19 spaces.
4. A Variation from Section IX.L.2 (Directional Signs) to permit directional signs to be a maximum of 17.55 (Drive-Thru Lane Signs) and 18.25 ("Detailing" Wall) sq. ft. in size, instead of the maximum of four sq. ft. if ground mounted and six sq. ft. for a wall sign.

And shall be subject to the following condition:

1. The parking Variation is approved subject to an active cross-parking agreement with an adjacent property owner.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 7th day of July, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 7th day of July, 2020.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-033, “AN ORDINANCE GRANTING CERTAIN VARIATIONS FOR AN AUTOMOBILE SERVICE (GAS) STATION, CAR WASH, AND CONVENIENCE STORE LOCATED AT 6800 159TH STREET,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 7, 2020.


IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 7TH day of July, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

[illegible]

| | |
|---|--|
| <p>Property:</p> <p>DELTA SONIC</p> <p>6800 159th &, Oak Park Ave, Tinley Park, IL 60477</p> | <p>Tenant:</p> <p>DETAIL SHOP REMODEL</p> |
|---|--|

Title: EXISTING SITE SIGNAGE



**DELTA SONIC
CAR WASH**

570 Delaware Avenue
Buffalo, New York 14202
716.541.2100

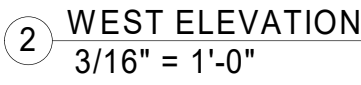
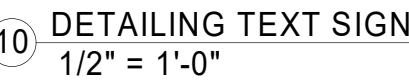
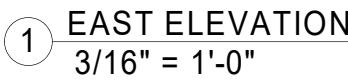
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| Drawn By: CLS | Drawing No. A001 |
| Checked By: CRW | |
| Date: 2020-03-23 | |

| PROPOSED SIGNAGE | | | | | | |
|------------------|----------------------------|----|-----------------|-------------------|-------|----------|
| | DESCRIPTION | QT | TYPE | SIZE | S.F. | TOTAL SF |
| 7.1-7.2 | OVERHEAD SIGNAGE ARCH OVAL | 2 | ON SIGNAGE ARCH | 8'-0" x 3'-6" | 21.99 | 43.98 |
| 8 | CAR WASH MENU | 2 | ON SIGNAGE ARCH | 2'-0" x 9'-1 1/8" | 10.00 | 20.00 |
| 9 | DELTA OVAL | 1 | WALL | 2'-0" x 20'-1" | 35.35 | 35.35 |
| 10 | DETAILING TEXT SIGN | 1 | WALL | 2'-0" x 20'-1" | 18.19 | 18.19 |
| | SUBTOTAL | 6 | | | | 177.52SF |
| | EXISTING AFTER REMOVAL | 8 | | | | 359.10SF |
| | TOTAL SITE SIGNAGE | 14 | | | | 476.62SF |



1 SITE SIGNAGE PLAN
1" = 20'-0"

| | |
|----------------------------|---|
| Drawn By: CLS | Drawing No. <div style="font-size: 48px; text-align: center;">A002</div> |
| Checked By: CRW | |
| Date: 2020-03-23 | |



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|-----------------------------|---------------------------|
| Property No: 1822 | Status: Project Status |
| Area: -- | |

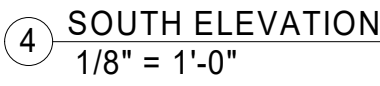
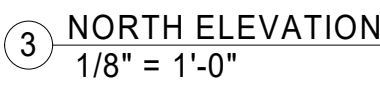
DETAIL SHOP REMODEL



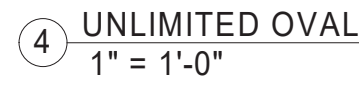
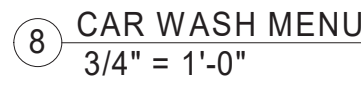
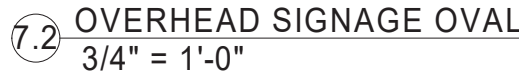
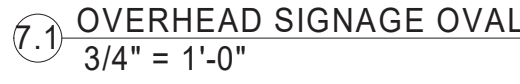
**DELTA SONIC
CAR WASH**
570 Delaware Avenue
Buffalo, New York 14202
716.541.2100

Date: 2020-03-23

A200



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| Drawn By: CLS | Drawing No. <div style="font-size: 48px; text-align: center;">A201</div> |
| Checked By: CRW | |
| Date: 2019-09-09 | |



THE

Property No:
1822

Area:

Status:

Project Status

DELTA SONIC

6800 159th & Oak Park Ave,
Tinlev Park, IL 60477

DETAIL SHOP REMODEL

Title:

SIGNAGE DETAILS



**DELTA SONIC
CAR WASH**
570 Delaware Avenue
Buffalo, New York 14202
716.541.2100

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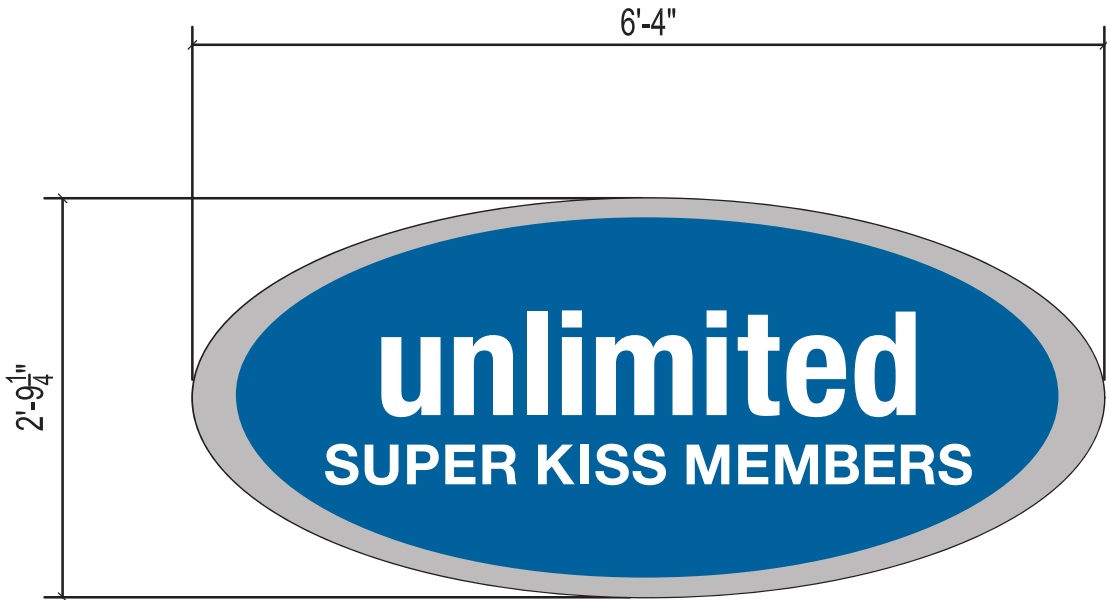
CRV

Date:

2020-03-23

Drawing No.

A500





9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Jeremy Brooks
Delta Sonic Car Wash Systems, Inc.

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: November 25, 2019

SUBJECT: Traffic Review
Delta Sonic Car Wash Proposed Improvements
Tinley Park, Illinois

Per your request, Kenig, Lindgren, O'Hara, Aboona, Inc has performed a traffic review of the proposed improvements to the Delta Sonic Car Wash located in Tinley Park, Illinois. The car wash is located in the northwest quadrant of the intersection of 159th Street with Oak Park Avenue and currently contains the following uses:

- A car wash with prep hut and automated tunnel
- A detailing center
- 12 passenger vehicle fueling positions
- A convenience store

The following summarizes the primary improvements to the car wash site and the enhancements they will provide regarding access to and from and circulation through the car wash site. The existing and proposed site plans are included in the Appendix.

Car Wash Operations

The primary purpose of the car wash site improvements, which are summarized below, is to relocate the car wash pay stations and enhance the vehicle queuing before vehicles enter the car wash.

- In order to increase available car wash stacking, the car wash queueing area will be expanded within the western portion of the car wash site and the existing prep hut will be eliminated. The additional queueing area will allow for three inbound lanes serving the car wash that will extend between the car wash entrance and the 159th Street western access drive. In addition, the outbound circulation lane from the detailing center will continue to extend along the outside of the three inbound lanes serving the car wash. The proposed three inbound lanes will accommodate approximately 25 vehicles without blocking the 159th Street western access drive. This is a significant improvement over existing conditions, as the current car wash inbound lanes can only accommodate 13 vehicles, which extend within the influence of the 159th Street western access drive.

- The three pay stations will be relocated from just north of the 159th Street western access drive to approximately the midpoint of the car wash's inbound lanes and outside of the influence of the 159th Street western access drive. A total of three to five vehicles will be accommodated between the pay stations and the 159th Street access drive. The three pay stations are currently located at the 159th Street western access drive, which impedes access to and from this access drive.
- The three inbound car wash lanes and the detailing center's outbound circulation lane will be better defined with enhanced striping, removable bollards, and signage, all of which will provide for more efficient and orderly circulation through the car wash site.
- To accommodate the improvements to the car wash operations, the existing car wash prep hut will be eliminated. Delta Sonic Car Wash officials indicate that they will continue to have employees pre-wash vehicles as they enter the car wash.

As such, the proposed improvements will relocate the pay stations outside of the influence of the 159th Street western access drive and significantly increase the total car wash stacking. Together with the improved channelization of traffic, the proposed improvements will greatly minimize the impact the car wash operations have on the 159th Street western access drive and will enhance access to and from and circulation through the car wash site.

Detailing Center Operations

The following summarizes the proposed improvements to the detailing center operations and the vehicle queueing:

- As proposed, the detailing center building is proposed to be expanded both east and west of the existing structure from 2,445 square feet to 7,828 square feet. The expansion will include a new detailing belt that pulls vehicles through the detailing center as they are cleaned as well as two detail bays and a customer waiting area. The detailing center expansion will allow for more efficient operations and accommodate additional vehicles, which will reduce the overall queueing.
- With the detailing center expansion, the available space to accommodate vehicle queueing outside of the detailing center will be similar. Currently, the detailing center stacking is provided via a single inbound lane that can accommodate approximately eight to nine vehicles between the detailing center entrance and the car wash exit. However, the vehicle stacking extends within the influence of the Oak Park Avenue access drive. As proposed, the area along the northeast corner of the car wash site will be improved to allow two inbound lanes serving the detailing center that will extend between the expanded detailing center entrance and the car wash exit. The two inbound lanes will accommodate seven to eight vehicles without blocking the Oak Park Avenue access drive.

- The following summarizes the improvements proposed at the northeast corner of the car wash site to accommodate the two inbound lanes to the detailing center as well as enhancing access to and from the Oak Park Avenue access drive and overall circulation through the car wash site:
 - The Oak Park Avenue access drive will be reduced from approximately 55 feet to 36 feet to provide one inbound lane and two outbound lanes striped for a separate left-turn lane and a separate right-turn lane.
 - A striped median island will be provided between the car wash exit and the detailing center entrance.

As such, the detailing center expansion will provide more efficient operations and accommodate additional vehicles all of which will reduce the overall queueing. Further, the number of vehicles queueing for the detailing center will generally be the same as existing conditions. However, the stacking will be distributed over two lanes that will be better defined and outside of the influence of the Oak Park Avenue access drive. Finally, the reduction in the Oak Park access drive and the addition of the median island will allow more efficient and orderly access to and from and circulation through the car wash.

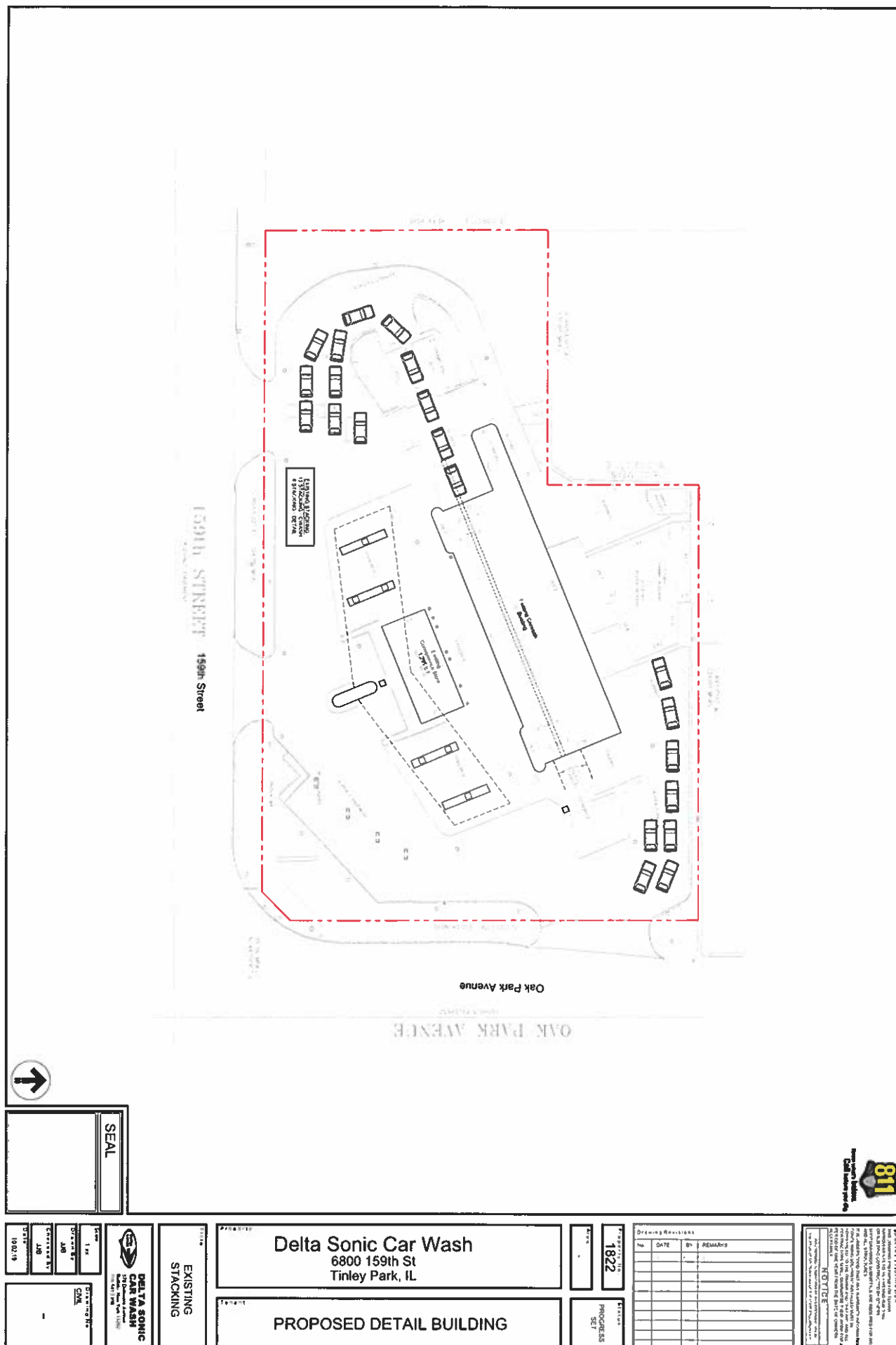
Access System

The following summarizes the proposed improvements to the access system:

- The Oak Park Avenue access drive will be reduced from approximately 55 feet to 36 feet to provide one inbound lane and two outbound lanes striped for a separate left-turn lane and a separate right-turn lane. Further, the proposed improvements will minimize any impacts the modified detailing center operations have on this access drive.
- While no physical improvements are proposed at the 159th Street western access drive, the proposed improvements to the car wash operations will greatly improve access to and from this access drive. As indicated previously, the current location of the pay stations and the vehicle stacking that occurs significantly impedes access to and from the 159th Street western access drive. The proposed improvements will significantly minimize any impacts that the car wash operations have on this access drive.

As such, the proposed improvements will only enhance access to and from the site and provide for more efficient and orderly access and circulation.

Appendix



SEAL

1.25
0.75
0.50
0.25
0.125

DATE: 8/2/19

DELTA SONIC CAR WASH

6800 159th St
Tinley Park, IL

PROPOSED DETAIL BUILDING

PROPOSED STACKING

811

Call before you dig

PROPOSED DETAIL BUILDING

1822

| DATE | REVISION |
|------|----------|
| | |
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| | |
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| | |

PROPOSED DETAIL BUILDING

1822



MAIN OFFICE: 570 DELAWARE AVE., BUFFALO, N.Y. 14202
TELEPHONE: AREA CODE 716-886-0931 (FAX 716-886-3736)

February 3, 2020

Mistee Plattner, Business Manager
Trinity Lutheran Church
6850 W. 159th Street
Tinley Park, IL 60477

Re: Offsite Parking for Delta-Sonic Car Wash
6850 W. 159th Street
Tinley Park, IL 60477

Dear Ms. Plattner:

This letter will confirm our agreement to extend the Parking Agreement Letter dated December 8, 2015 so that it now terminates on February 28, 2022.

Please acknowledge the foregoing by signing where indicated below and return a fully executed copy of this letter to me.

Thank you for your continued cooperation.


Very truly yours,

Delta-Sonic Car Wash Systems, Inc.


Daniel J. Duggan, Director of Acquisitions

Acknowledged by:

Trinity Lutheran Church


Mistee Plattner- Business Manager

Date: 2/4/2020



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Variation** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive preliminary feedback on any concept ideas or plans prior to making a submittal.

- ☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☐ Residential Variation Hearing Fee - \$150
Commercial Variation Hearing Fee - \$200

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?**
- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.**
- C. Describe how the above difficulty or hardship was created.**
- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.**
- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.**
- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.**
- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.**

H. Describe how the requested Variance will not:

- 1. Impair an adequate supply of light and air to adjacent properties.**
- 2. Substantially increase the congestion of the public streets.**
- 3. Increase the danger of fire.**
- 4. Impair natural drainage or create drainage problems on adjacent property.**
- 5. Endanger the public safety.**
- 6. Substantially diminish or impair property values within the neighborhood.**

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-066

**AN RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT OF
EASEMENT FOR A PUBLIC SIDEWALK AT 6800 159TH STREET**

**JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-066**AN RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT OF
EASEMENT FOR A PUBLIC SIDEWALK AT 6800 159TH STREET**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the Village of Tinley Park (“Village”) has considered the Plat of Easement for a Public Sidewalk (“Plat”) pertaining to certain real property located at 6800 159th Street, Tinley Park, Illinois 60477 (“Subject Property”), a true and correct copy of which is attached hereto and made a part hereof as Exhibit 1; and

WHEREAS, said Plat, was referred to the Plan Commission of the Village and has been processed in accordance with the Village of Tinley Park Zoning Ordinance; and

WHEREAS, the Plan Commission held a public hearing on the proposed Plat on June 18, 2020, by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures”, at which time all persons were afforded an opportunity to be heard; and

WHEREAS, the Plan Commission voted 7-0 in favor to recommend that said Plat be approved; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Plat be approved by this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Plat; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: That the report and findings and recommendations of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely, as if fully recited herein at length.

SECTION 2: That the President and Board of Trustees of the Village of Tinley Park, hereby approve and accept said Plat, attached hereto as Exhibit 1, and all necessary Village Officials and staff are hereby authorized to execute said Plat prior to final recording, subject to review and revision as to form by the Village Attorney and Village staff.

SECTION 3: Any policy, Ordinance, or Resolution of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

SECTION 4: That this Resolution shall be in full force and effect from and after its adoption and approval.

SECTION 5: That the Village Clerk is hereby ordered and directed to publish this Resolution in pamphlet form, and this Resolution shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 7th day of July, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 7th day of July, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2020-R-066, “AN RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT OF EASEMENT FOR A PUBLIC SIDEWALK AT 6800 159TH STREET,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 7, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 7th day of July, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

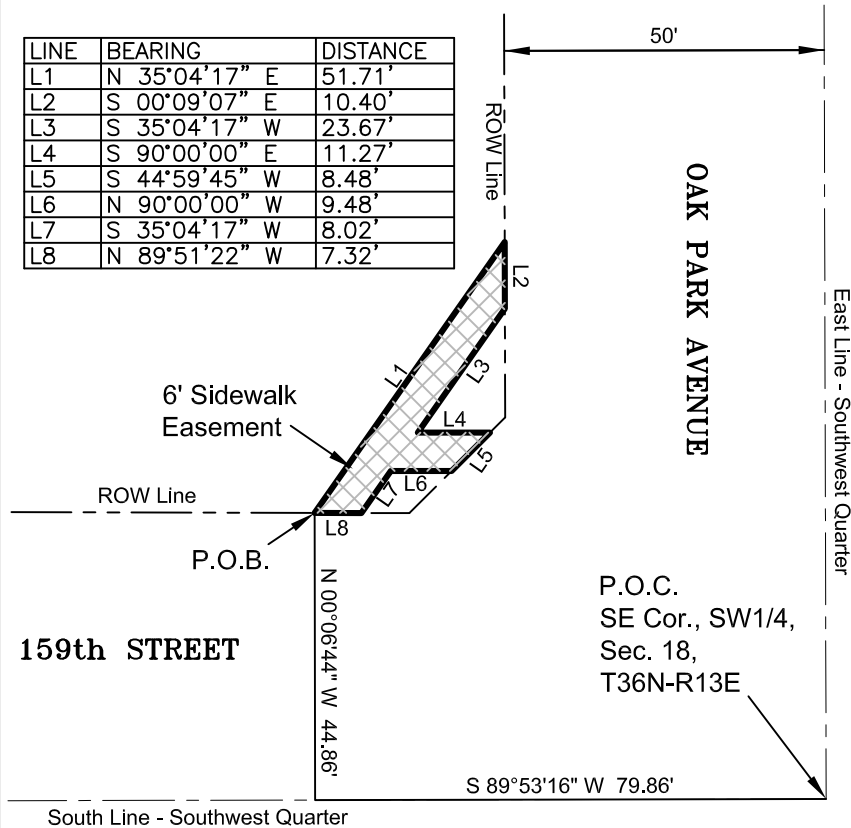
TO THE VILLAGE OF TINLEY PARK FOR SIDEWALK CONSTRUCTION AND MAINTENANCE

Legal Description

That part of the Southwest Quarter of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, being more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence South 89°53'16" West 79.86 feet along the South line of said Southwest Quarter; thence North 00°06'44" West 44.86 feet to the North right of way of 159th Street and the Point of Beginning; thence North 35°04'17" East 51.71 feet to the West right of way of Oak Park Avenue, being the West line of the East 50.00 feet of said Southwest Quarter; thence South 00°09'07" East 10.40 feet along said West right of way; thence South 35°04'17" West 23.67 feet; thence South 90°00'00" East 11.27 feet to said North right of way; thence South 44°59'45" West 8.48 feet along said North right of way; thence North 90°00'00" West 9.48 feet; thence South 35°04'17" West 8.02 feet to said North right of way; thence North 89°51'22" West 7.32 feet along said North right of way to the Point of Beginning. Said easement containing 334 square feet, or 0.008 acres, more or less.

PIN 28-18-301-007-0000

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 35°04'17" E | 51.71' |
| L2 | S 00°09'07" E | 10.40' |
| L3 | S 35°04'17" W | 23.67' |
| L4 | S 90°00'00" E | 11.27' |
| L5 | S 44°59'45" W | 8.48' |
| L6 | N 90°00'00" W | 9.48' |
| L7 | S 35°04'17" W | 8.02' |
| L8 | N 89°51'22" W | 7.32' |



Approved by the PRESIDENT and BOARD OF TRUSTEES of the VILLAGE OF TINLEY PARK, ILLINOIS, at a meeting held this _____ day of _____, 20____.

By: _____
Village President

Attest: _____
Village Clerk

Reviewed by the Village Engineer of the VILLAGE
OF TINLEY PARK, ILLINOIS on this _____ day
of _____, 20____.

By: _____
Village Engineer

State of _____)
) SS
County of _____)

Delta Sonic Carwash Systems, a New York Corporation, does hereby certify that they are the titleholders of the property described hereon and that they have caused said property to be granted for an easement for sidewalk construction and maintenance.

Dated this _____ day of _____, 20____

By: _____ Printed Name: _____ Title: _____

State of _____)
County of _____) SS

This instrument was acknowledged before me on the _____ day of _____, 20_____

Notary Public

My Commission Expires

State of Illinois)
) SS
County of Wabash)

I, Trent J. McPeak, Illinois Professional Land Surveyor No. 035-003866, do hereby state that I have prepared the hereon drawn plat for the purpose of granting an easement as described hereon.



306 N. Market St.
Mt. Carmel, IL
62863
618-263-4100

Trent J. McPeak, PLS
License No. 035-003866
Date: 06.08.2020



APPLICATION FOR SITE PLAN APPROVAL**PROJECT NAME:** _____ **LOCATION:** _____

The undersigned hereby requests that the Plan Commission and/or the Village Board of the Village of Tinley Park, Illinois consider authorizing Site Plan Approval for the project described within.

APPLICANT INFORMATION

Name: _____
Company: _____
Mailing Address: _____
Phone (Office): [REDACTED] _____
Phone (Cell): [REDACTED] _____
Fax: [REDACTED] _____
Email: _____

[REDACTED] Applicant is not the property owner, describe the nature of the Applicant's interest in the property and/or the relationship to the property owner:

PROPERTY INFORMATION

Property Address: _____
PIN(s): _____
Existing Land Use: _____
Zoning District: _____
Lot Dimensions: _____
Property Owner(s): _____
Mailing Address: _____

APPLICATION INFORMATION

Description of proposed project (use additional attachments as necessary):

Is the Applicant aware of any variations required from the terms of the Zoning Ordinance? If yes, please explain and note that a separate Variation Application is required with the submittal.

☐ No ☐ Yes: _____

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

Signature of Applicant

Date

**SITE PLAN APPROVAL
CONTACT INFORMATION****PROJECT NAME:** _____**LOCATION:** _____

In order to expedite your site plan submission through the planning process, the Village of Tinley Park requires the following contact information. Please provide the information requested and return to the Planning Department. Your prompt attention is greatly appreciated.

CURRENT PROPERTY OWNER OF RECORD

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
[REDACTED]
Email: _____

PROJECT ARCHITECT

Name: _____
Company: _____
Address: _____
[REDACTED]
[REDACTED]
Email: _____

PROJECT ENGINEER

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: _____
Email: _____

PROJECT LANDSCAPE ARCHITECT

Name: _____
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

ATTORNEY

Name: _____
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

END USER

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: [REDACTED]
Email: _____

**SITE PLAN APPROVAL
RESPONSIBLE PARTIES****PROJECT NAME:** _____**LOCATION:** _____

Please provide name, address and telephone number of the person/firm that will be responsible for payment of plan review, engineering, landscaping, attorney and building permit fees in the space provided below. If only one party will be responsible for all fees, please list that party's contact information under "General Billing."

GENERAL BILLING

Name: _____

Company: _____

Address: _____

Phone: [REDACTED] _____

[REDACTED] [REDACTED] _____

Email: _____

RESPONSIBLE FOR PLAN REVIEW FEES

Name: _____

Company: _____

Address: _____

[REDACTED] [REDACTED] _____

Fax: [REDACTED] _____

Email: _____

RESPONSIBLE FOR BUILDING PERMIT FEES

Name: _____

Company: _____

Address: _____

Phone: [REDACTED] _____

Fax: [REDACTED] _____

[REDACTED] _____

RESPONSIBLE FOR ATTORNEY FEES

Name: _____

Company: _____

Address: _____

Phone: [REDACTED] _____

Fax: [REDACTED] _____

Email: _____

**RESPONSIBLE FOR ENGINEERING/
CONSTRUCTION OVERSIGHT FEES**

Name: _____

Company: _____

Address: _____

Phone: [REDACTED] _____

Fax: [REDACTED] _____

Email: _____

**RESPONSIBLE FOR LANDSCAPE REVIEW
FEES**

Name: _____

Company: _____

Address: _____

Phone: [REDACTED] _____

Fax: [REDACTED] _____

Email: _____

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-035

**AN ORDINANCE GRANTING CERTAIN VARIATIONS FOR A REDEVELOPMENT
OF CERTAIN PROPERTY LOCATED AT 17302 OAK PARK AVENUE**

**JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-035**AN ORDINANCE GRANTING CERTAIN VARIATIONS FOR A REDEVELOPMENT
OF CERTAIN PROPERTY LOCATED AT 17302 OAK PARK AVENUE**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, a petition for granting certain variations (“Variations”) to redevelop a mixed-use building at 17302 Oak Park Avenue, Tinley Park, Illinois 60477 (“Subject Property”) has been filed by Krunal Patel, on behalf of Avocado Theory Inc. (“Petitioner”) with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Variations should be granted on June 18, 2020 at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures”, at which time all persons were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, the Plan Commission vote 7-0 and has filed its report and findings and recommendations that the proposed Variations be approved with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Variations; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of facts as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting the Variations as set forth in Section X.G.4 of the Zoning Ordinance, and the proposed granting of the Variations as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The Variations are being requested to allow the reuse of an existing building that is over 100 years in age and identified as significant in the Legacy Plan. The additions will maintain the existing scale of the building. The structure is in good condition, proposed to be occupied by the owner, and the proposal brings the site into closer compliance with the Legacy Plan and redevelopment requirements. Redevelopment or reuse of the property is not economically and technically feasible without the requested Variations.*
2. The plight of the owner is due to unique circumstances.
 - *The Variations are being requested to allow the reuse of an existing building that is over 100 years in age and identified as significant in the Legacy Plan. The site is small and leaves little opportunity for full redevelopment. Additionally, the building is structurally sound, making reuse economically, technically, and environmentally beneficial.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The Variations will maintain the existing building scale and design with a uniform appearance throughout the building. The style of architecture is designed to blend in with the historic Downtown Core while creating an attractive street-level commercial frontage.*

Additionally, the following Legacy Code Approval Standards as outlined in Section XII.5.D. of the Zoning Ordinance have been found to have been met as related to a Variation request from the Legacy Code.

1. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
 - *Granting the Variation to allow the owner to exceed the maximum threshold of 50% of voluntary site improvements will allow the property owner to operate their business as intended and contribute to the economic welfare of the overall district. The commercial street frontage will be widened, the total buildable area increased, and walkability improved. The proposed improvements create a more inviting appearance to the property. In addition, the building and site improvements*

utilize an existing structure indicated as historically significant and maintain the existing scale of the building.

2. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
 - *The exterior improvements will improve the curb appeal from Oak Park Avenue and compliments both historic and modern buildings within the Downtown Core. The building will become a mixed-use building that will be more in-line with the residential density and transit-oriented development (TOD) principles outlined in the Legacy Plan.*
3. Any improvement meets the architectural standards set forth in the Legacy Code.
 - *The proposed architecture will enhance the curb appeal of the property from Oak Park Avenue by utilizing a more consistent and attractive design throughout the building. The building will give it a uniform look and tie into the overall color scheme of the improvements.*
4. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
 - *The proposed improvements will help to make the site a viable commercial space for a restaurant while still protecting the character of the site. The improvements will be beneficial for the current owner to operate their business, but any future users of the space as well.*

SECTION 3: That the Variations as set forth herein below shall be applicable to the following described property

LEGAL DESCRIPTION: LOT 1 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 1 IN CHRISTIAN ANDRES' SUBDIVISION OF A PART OF THE SOUTH ½ OF LOT 1 OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 28-30-308-023-0000

COMMONLY KNOWN AS: 17302 Oak Park Avenue, Tinley Park, Illinois

SECTION 4: That the following Variations are hereby granted to the Petitioner in the DC (Downtown Core) zoning district of the Legacy Code at the above-mentioned property to expand and redevelop the site with a mixed-use building:

1. A Variation from Section XII.2.A.10.b. to allow the Heritage Site Standards to exceed 50% of the property's market value in site improvements based upon the approved plans.
2. A one-story Variation from Section 2.A.9 of the Legacy Code to permit and addition to be two stories instead of the minimum three stories.
3. A Variation from Section 3.C.3.d of the Legacy Code to permit the required residential parking space to not be covered and to be open to the sky.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 7th day of July, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 7th day of July, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-035, “AN ORDINANCE GRANTING CERTAIN VARIATIONS FOR A REDEVELOPMENT OF CERTAIN PROPERTY LOCATED AT 17302 OAK PARK AVENUE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 7, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 7TH day of July, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



PLAN COMMISSION STAFF REPORT

JUNE 18, 2020 – WORKSHOP/PUBLIC HEARING

Avocado Theory

17302 Oak Park Avenue

Petitioner

Krunal Patel, on behalf of
Avocado Theory Inc.
(Property Owner)

Property Location

17302 Oak Park Avenue

PIN

28-30-308-023-0000

Zoning

DC, Downtown Core

Approvals Sought

Site Plan Approval
Variations
Final Plat Approval



EXECUTIVE SUMMARY

The Petitioner, Krunal Patel (Owner), is requesting a Site Plan Amendment, Variations, and a Final Plat of Easement for the property at 17302 Oak Park Avenue (formally Electric Blue Entertainment) in the DC (Legacy District - Downtown Core) zoning district. The proposed plan will redevelop the standalone commercial property to be a mixed-use building with a restaurant, patio area, and second-floor apartment.

The petitioner purchased the building to operate their new restaurant. The existing building has a total of approximately 1,142 sq. ft. of floor area with a small second-floor space primarily used for storage. The interior of the structure is dated, but the structure itself is in good condition despite its age (circa 1913). The newly proposed building will be a total of 3,516 sq. ft. including additions for a larger building footprint for the restaurant, an enclosed patio with roll-up doors, and a second-floor residential unit. The proposal utilizes the existing structure, but allows it to be repurposed for a mixed-use building. The site will remain a Heritage Site that does not comply with the Legacy Code's redevelopment requirements. However, it will come closer to the intent of code while keeping with the scale of the existing building that is indicated as historically significant in the Legacy Plan.

Project Planner

Daniel Ritter, AICP
Senior Planner

EXISTING SITE & HISTORY

The existing site is located at 17302 Oak Park Avenue in the Village's Legacy District. The site is 10,039 sq. ft. (.23 acres) in size with a 1,142 sq. ft. principal structure and a detached garage in the rear. The principal structure has two portions to it, including a single-story east portion closest to Oak Park Avenue and a two-story rear portion with a small second-floor area primarily used for storage. The property currently has six parking stalls along the south side of the structure served by the shared entrance to the public parking lot located immediately to the south of the subject parcel. There is an existing two-car detached garage that is in a deteriorating condition and is proposed to be demolished.



The structure has historically been referred to by the original business that operated in the building: Hick & Messenbrink's Meat Market. The original structure was constructed circa 1913 for the butcher shop. The building has been noted in the Legacy Plan as historically significant due to architectural character and building scale. The building has housed a number of businesses over the years including Frank's Market, Evon's Trophy Shop, Cozy Flame fireplace store, a record shop, Systech Audio & Electronics, and most recently Electric Blue Entertainment. While the building was designed and has always operated as a commercial structure, the architecture has a residential and utilitarian style to it. A small front porch area was removed and the existing brick veneer façade installed in the 1970s.



ZONING & NEARBY LAND USES

The site is located in the Legacy District and zoned DC (Downtown Core). The properties to the south (Park Oaks Mixed-Use and public parking lot), north (residential homes), and southeast across Oak Park Ave (We're Nuts About Mutts Mixed-Use) are all in the Legacy District and zoned DC as well. To the Northeast across Oak Park Avenue is Durbin's located in the NF (Neighborhood Flex) district. The property to the west is a currently vacant property zoned R-4 (Single-Family Residential). While the lot is currently vacant, the owners are actively working on applying for a building permit to construct a new single-family home.

The characteristics of the DC district are described in the Legacy Code as, "The Downtown Core District consists of the highest density and height, with the greatest variety of uses. Street frontages have steady street plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks".



HERITAGE SITES AND NEED FOR A VARIATION

The property is classified as a Heritage Site and is subject to the general standards listed in Table 2.A.7 and required improvements in Table 2.A.8. within Section XII.2.A (pgs. 16-17). As defined, "Heritage Sites are those lots with structures or uses that lawfully existed prior to the adoption of the *Legacy Code*. Heritage Sites are generally classified as such until they incur voluntary, private-owner initiated site improvements that exceed 50% of the property's market value, at which time they shall be reclassified as redevelopment sites and subject to the pertinent provisions within its district. Absent such voluntary, private-owner initiated site improvements, Heritage Sites may retain their Heritage Site status in perpetuity, and can change owner and/or use, be maintained and repaired as part of normal upkeep, undergo site improvements that do not exceed 50% of the property's market value, and be rebuilt following an Act of God, all without altering this status".

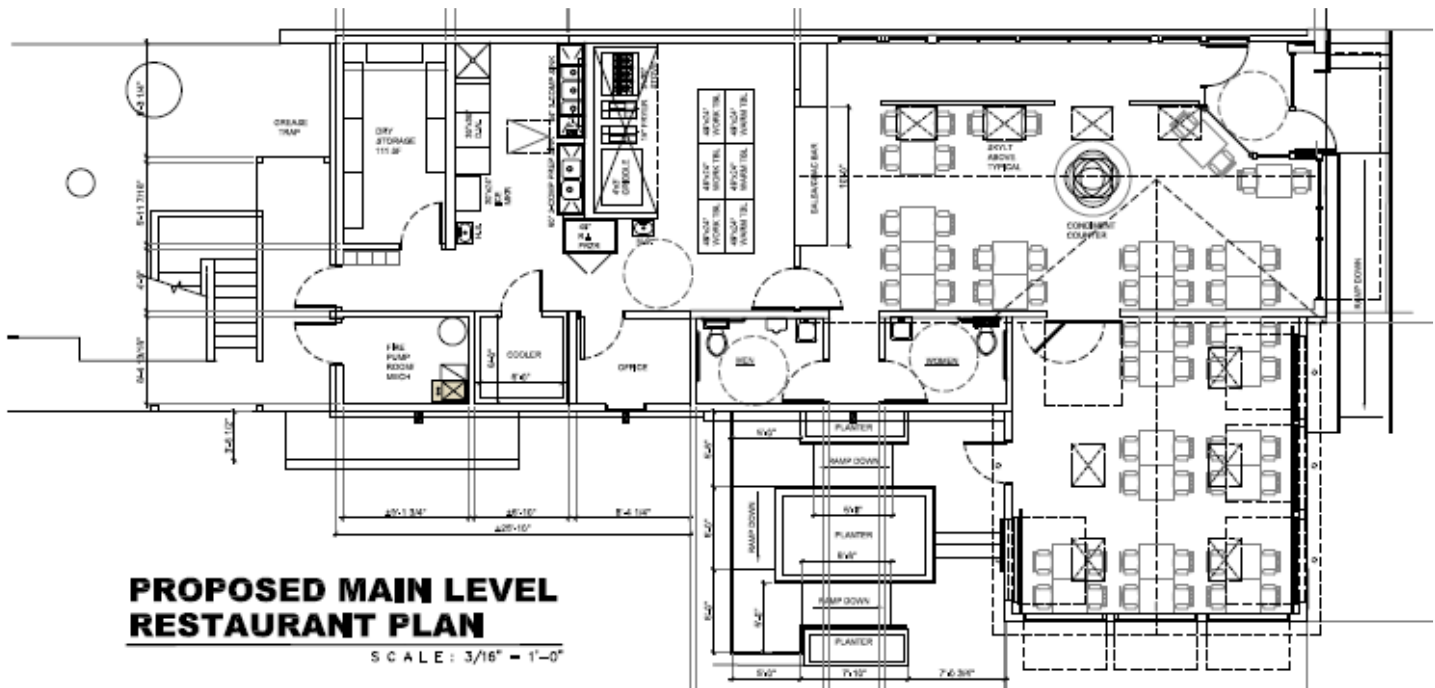
The expansion of the Avocado Theory structure, exterior façade improvements, and interior buildout are voluntary, private owner-initiated site improvements that will exceed 50% of the property's market value. The Petitioner is seeking a Variation to exceed the 50% threshold based upon their current plans. When the Petitioner purchased the property, it was their desire to occupy the building as it stood with only the addition of the patio and façade changes. However, the limited building space, and the extent of the interior renovations necessitated an expansion of the building's footprint. They also wished to improve the curb appeal of the structure, but continuing to utilize the existing foundation and "bones" of the original structure. The Variation process provides the Plan Commission the opportunity to place certain conditions on the Variation to mitigate any concerns with the proposed improvements. Absent the Variation, the project would need to limit its scope to be below the 50% threshold or would likely need to demolish the existing building completely to comply with the redevelopment standards.

PROPOSED USE

Early this year, the Petitioner purchased the building with the intent of opening his avocado-based restaurant. The Petitioner is an entrepreneur who operates various businesses including selling fresh guacamole at local farmer's markets. Having a passion for fresh and healthy food they chose downtown Tinley Park to start their dream restaurant because of their success selling guacamole at the downtown farmers market. The hope was to move into the building with just minor exterior work and a covered patio addition. However, after working with an architect regarding minimum space requirements it soon became evident that the building needed more significant renovation and more space. The Petitioner's anticipated restaurant layout is shown on the image below.

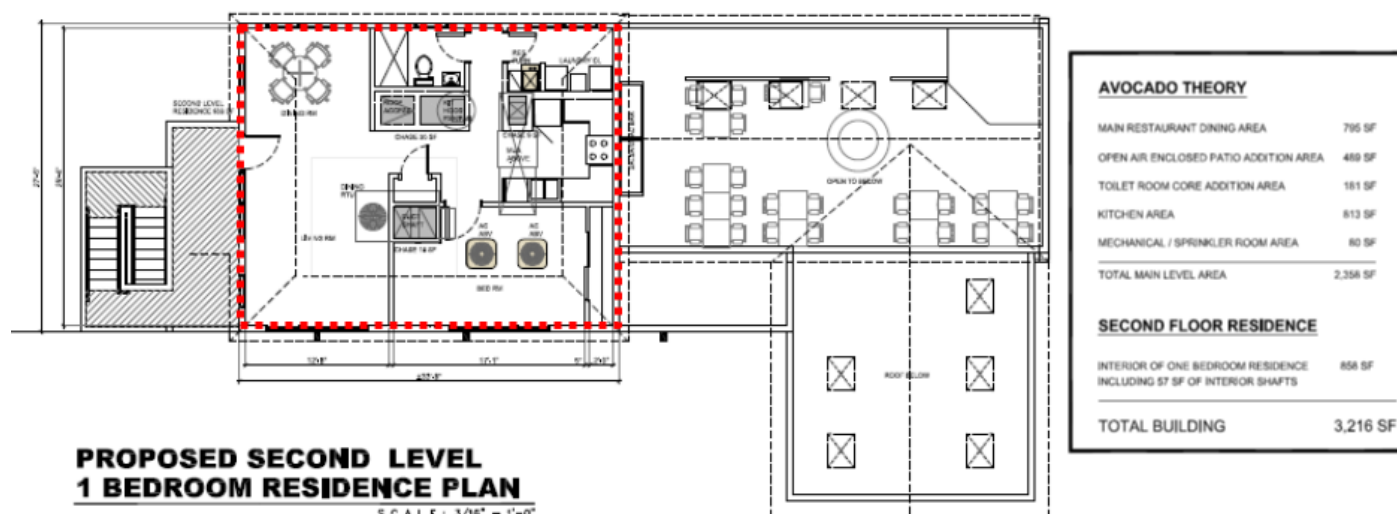


The business will include a variety of avocado-based, fresh, and healthy foods for breakfast, lunch, and dinner. They also plan to have a catering aspect to the business for parties. Specific employee totals and business hours are not yet set. The restaurant will be a great addition to the Village's restaurant line-up and provide a new option in the growing health/fresh food category.



Second-Floor Apartment

Additionally, there was a need to add an apartment to the property to take advantage of Cook County's tax rates for mixed-use structures. Without that classification, it would likely not be possible to operate at this location. The move from an existing standalone commercial to a mixed-use building more closely aligns with the intent and guiding principles of the Legacy Code. The apartment is proposed to be a one-bedroom apartment at approximately 800 sq. ft. of usable floor space that will comply with the zoning code's minimum usable floor area requirements. The apartment will have a separate entrance off the back of the building with a small private deck area. The second-floor apartment plan is shown below in the red square.

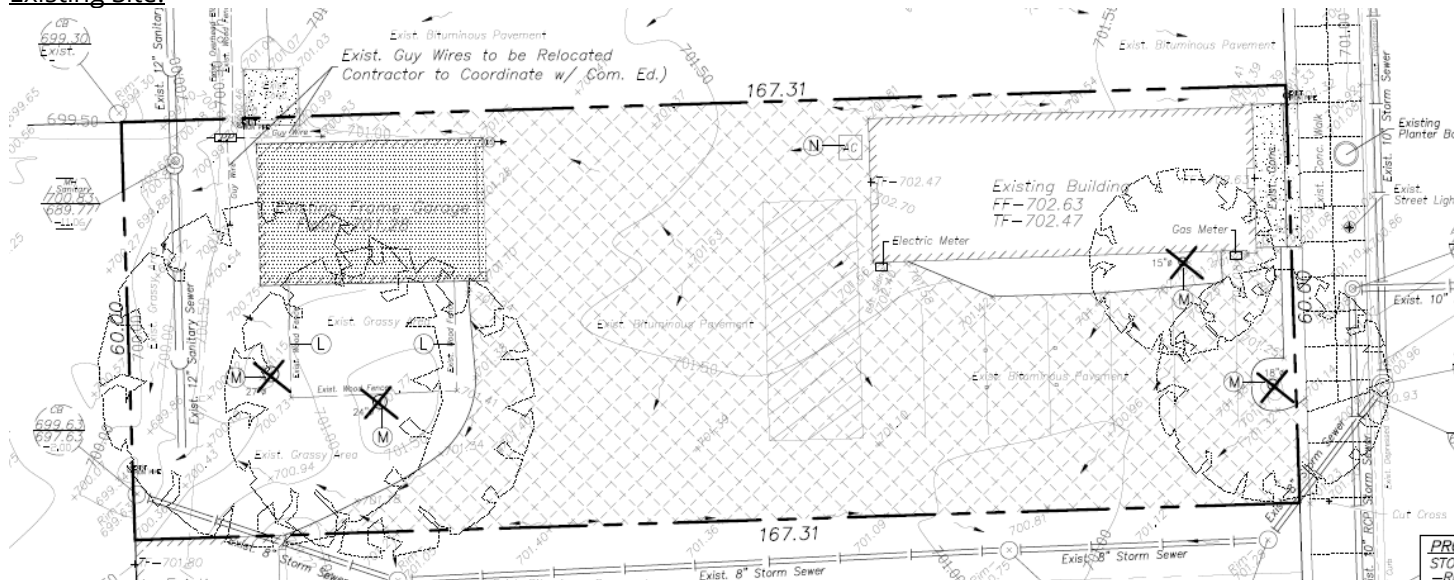


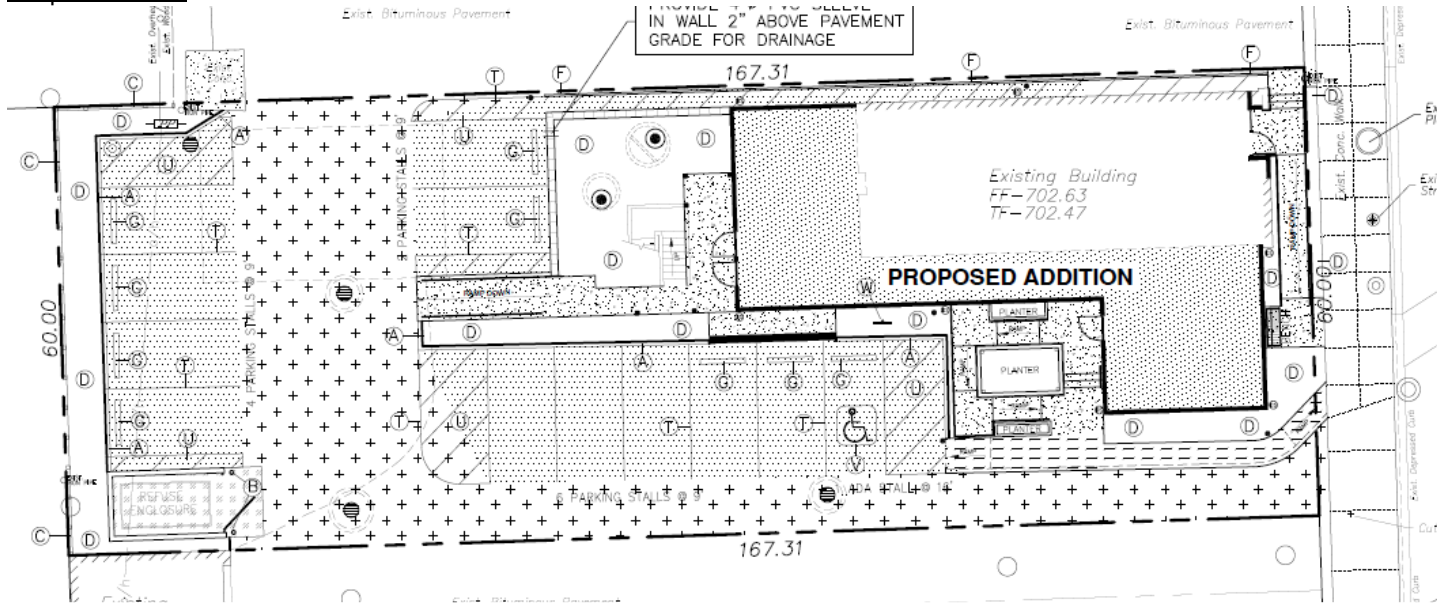
SITE PLAN

The overall site plan will remain close to the existing layout with the building additions to be constructed on existing paved areas. The addition of the patio area at the southeast corner of the site provides additional seating space and creates a more attractive commercial frontage on the building. The addition in the back of the building will be primarily on the west but wrap to the south side of the building as well. This addition provides more room for the restaurant's operations and a second-floor apartment meeting the minimum 800 sq. ft. size requirement. The primary entrance to the business will remain along Oak Park Avenue but has been redesigned to allow for a ramped entrance to the south. A second business entrance to the patio area is located on the south side of the building and also provides stairs and a ramp. The access to the apartment will be at the rear/west of the building through a private stairwell.

A drive-aisle with cross-access to the north and south is located west of the structure and provides access to the rear parking area. Parking is also located along the shared drive aisle on the south of the property. A walkway will connect the rear parking lot to the rear doors and second-floor apartment entrance. A trash enclosure constructed of matching brick is proposed in the southwest portion of the site at the rear of the property. An existing ComEd utility pole with a guidewire is located behind the building and is proposed to be relocated to allow for enough space for the building addition, drive aisle, and parking spaces.

Existing Site:

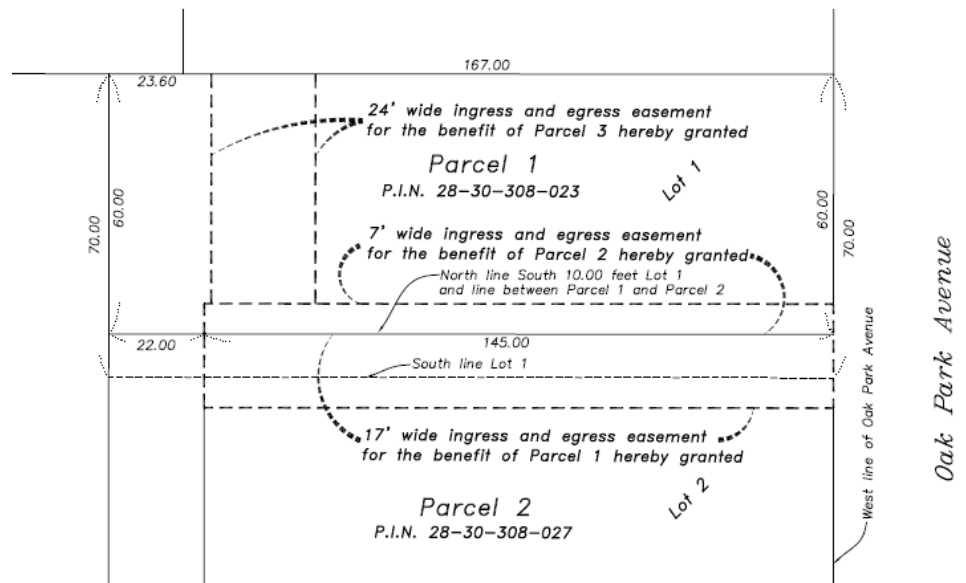


Proposed Site:Engineering Comments

The petitioner will be installing volume control measures and upgraded utilities (water and sewer) as part of the project. The engineering plans still have revisions from the Village Engineer and MWRD that will need to be made before final engineering approval. Staff recommends conditioning the site plan approval based upon final engineering plan approval by the Village Engineer and MWRD.

Plat of Easement

The Legacy Plan encourages the dedication of shared access drives and alley systems throughout the district. While the development of a true alley at this location is difficult to complete, the Village has had success requiring cross-access driveway dedications at the rear of properties. The cross-access reserves the parking to be private but allows for the free flow of traffic between various properties that all benefit from the increased access and development opportunities. Cross-access promotes less driveway curb cuts along Oak

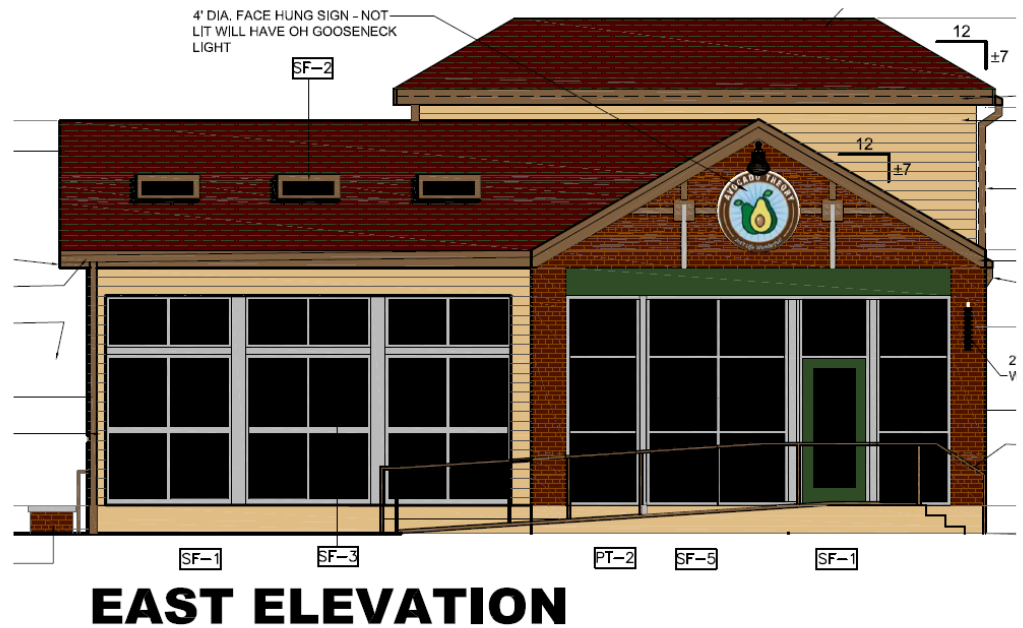


Park Avenue, which promotes walkability and the creation of an urbanized "street-wall". Cross-access was previously allowed to the property to the south that is now a public parking lot owned by the Village. The Petitioner will extend a cross-access easement to the north and south along their drive aisle. This will allow the properties to the north to utilize this connection when they are redeveloped in the future.

ARCHITECTURE

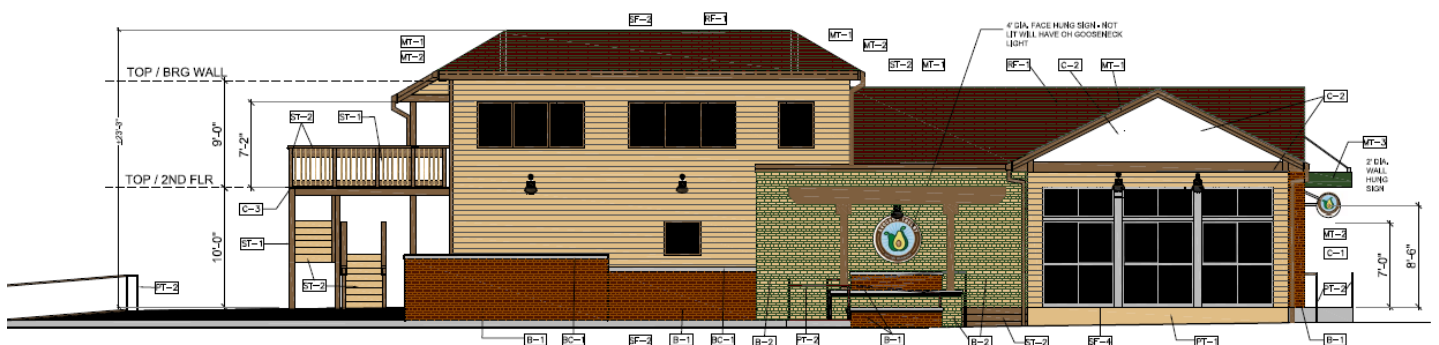
The existing building has very little detail or architectural character. Thus, the petitioner has worked to utilize some new design elements throughout the building facade. The goal of the design is to improve the architecture so that the building appears to have been constructed at one time, and not in separate phases. The overall design is meant to be attractive and modern yet still be compatible with the existing downtown's historic and classic aspects.

The proposed structure largely utilizes a brick knee wall around the base of the north, west and south elevations. Brick is also used around the primary east entrance and as an accent wall on the south side by the patio entrance. Fiber cement board (Hardie Board) siding is used for the rest of the structure. There is also trim utilized that will be of fiber cement board material and will be a darker color than the siding. The front facade also utilizes trim, bracketing at the gable, and a metal awning to be painted green. Skylights are used to bring light into the restaurant and also add to the exterior appearance.



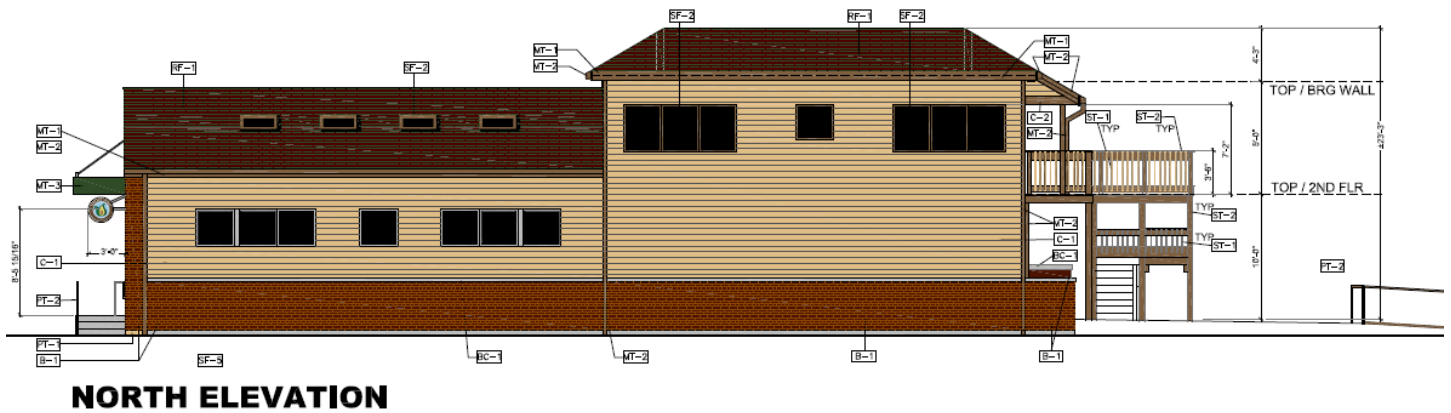
The most notable change is the addition of the covered patio area to the south of the building. This extends the first-floor commercial frontage (east elevation) visible along Oak Park Avenue. The new addition was designed to match the existing building's scale so that it looks to be original to the building and not an after-the-fact addition. Extending this frontage helps to create the urbanized street wall that meets the spirit of the Legacy Plan and Legacy Code. The new addition has utilized low window sills and heavy use of windows. The east and south sides of this patio area will have rolling garage doors that allow that space to function as an open-air patio but also be utilized year-round.

The south elevation will be the other highly visible façade; it includes an accent wall, planter area, and pergola at the secondary entrance/exit. Along the north elevation, windows have been added along with skylights. Windows types are restricted on this elevation due to the building's proximity to the north property line and must meet specific fire-rating requirements.



SOUTH ELEVATION

SCALE : 3/16" = 1'-0"



Mechanical units and rooftop equipment have been hidden behind a mansard roof on the second-floor addition. The proposed roof design allows for the equipment to be roof mounted and fully screened so it is not visible from Oak Park Avenue or neighboring properties. Staff worked with the architect to explore a variety of different roof designs and found this to be the most attractive option.



**** Please note that the 3D renderings used in this staff report have some minor changes that still need to be made, including the adjustment of colors being used. Updated renderings will be shown at the meeting.****

SIGNAGE

The Petitioner has proposed three wall signs including traditional wall signs on the south and east elevation near the entrances that will be illuminated with gooseneck lighting. Additionally, a projecting blade sign is proposed that will assist with pedestrian and vehicle visibility on Oak Park Avenue. The specific sizes of the signs have not been finalized but are all expected to comply with the Legacy Code's signage requirements.

PARKING

Street-level commercial spaces are not required to have a minimum number of parking spaces on the site. These are anticipated to use existing and future public parking including on-street, various public parking lots, and Metra commuter lot (open to the public after 10am). There is a requirement for residential uses to have one parking space per unit, therefore the total required parking based on the proposed uses is one parking stall. Despite the availability of public parking nearby, the Petitioner prefers to have some additional parking flexibility on their site to be used for employees, customers and the apartment tenant. Based on the proposal there is a total of 12 parking stalls, one of which is an ADA accessible stall. One stall will be dedicated to the apartment tenant and the others will remain flexible.

The Petitioner is expected to have truck deliveries take place at the rear of the building during times that the business is closed. These deliveries will also be coordinated with the residential tenant.

LIGHTING

The petitioner will be installing new lighting on the site in compliance with the Legacy Code's lighting level and fixture standards. The lighting will be gooseneck for the wall signs and barn-style fixtures mounted to the building to illuminate the surrounding area. These fixtures are similar to those used elsewhere in the downtown. One pole light has also been proposed to help illuminate the rear parking lot area. This will be a lantern-style column light similar to the decorative light poles along the Oak Park Avenue frontage. All lighting is compliant with the lighting requirements outlined in the Legacy Code (Section XII.3.1.)



Left: Gooseneck light (wall signs), Center: Barn style fixture (building), Right: Column light pole (parking lot)

VARIATIONS

Below is a list of all Variations being requested as part of the overall project. Variations are also covered in the applicable section that follows.

1. **50% Heritage Site Threshold:** A Variation from Section XII.2.A.10.b. to allow the Heritage Site Standards to exceed 50% of the property's market value in site improvements.

By improvements exceeding 50% of the value of the property, the Petitioner would typically need to meet all redevelopment standards including height, setback, use, parking location, and other requirements that would likely necessitate the demolition of the entire building. The Petitioner does not find that economically or technically feasible on this site.

This will be the second Variation request from the 50% threshold for a Heritage Site. The first request was for The Veterinary Clinic of Tinley park (17745-17749 Oak Park Avenue). During that initial request, staff created some standards to consider for this particular type of Variation. When reviewing these requests Staff took into consideration the following:

- The condition of the existing building: The existing building is in sound condition with the exception of some minor maintenance issues. The structure is over 100 years old and is worthy of preserving from a historic, economic, and environmental perspective.
- The ownership of the property (owner-occupied): The new property owner has purchased the property and will operate their business in this location.
- The longevity of the existing non-conforming use: The property owner expects to occupy the structure long-term. The improvements to convert the structure to a restaurant will remain with the building; they add value and the ability for the structure to remain a restaurant in the future.
- The ability for the property to be converted to function as mixed-use: The petitioner will be converting the structure to have a residential unit located on the second floor. While the structure will still not fully comply with the redevelopment standards, it will more closely meet those standards and the intent of the code by widening the commercial frontage and adding a residential unit.
- The impact of the continuation of the non-conforming use on the redevelopment potential of the area: The property is located north of the Park Oaks building. While there is potential for a larger redevelopment, the existing site, is likely unable to meet the full extent of the redevelopment code by itself. The continuation of the subject property as a Heritage Site does not interfere with the rest of the blocks (to the north) ability to redevelop following the code requirements. Specifically, the two properties to the north can be redeveloped with parcel assemblage. The proposal will add additional commercial frontage along Oak Park Avenue and a patio that is likely to continue to activate the street frontage. The proposed landscaping and facade improvements will further reduce any impacts of this commercial property from adjacent residential homes.

Based on the above factors, Staff supports a Variation of the 50% threshold for Heritage Sites and allow the property to continue to operate under the Heritage Site status.

2. **Minimum Height of Addition:** *A one-story Variation from Section 2.A.9 of the Legacy Code to permit and addition to be two stories instead of the minimum three stories.*

The addition ranges from one to two stories and matches the existing structure's scale in its design. There is limited opportunity to economically make the current structure three stories without additional property acquisition or complete redevelopment including demolition of the existing structure.

3. **Covered Residential Parking:** *A Variation from Section 3.C.3.d of the Legacy Code to permit the required residential parking space to not be covered and to be open to the sky.*

The Petitioner has noted it is not technically or economically feasible to construct an attached covered parking structure for one parking space with a connection to the apartment at this location. They will have a dedicated resident parking space and have additional parking flexibility on the site for visitors and apartment parking.

Open Item #2: Discuss the three Variations requested from the Legacy Code.

SUMMARY OF OPEN ITEMS

Staff identified the following open items for discussion at the workshop:

1. Discuss Landscaping waiver for the installation of one public frontage street tree.
2. Discuss the three Variations requested from the Legacy Code.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff has prepared the following draft responses for the Findings of Fact in red below for the Commission's review and approval.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The variations are being requested to allow the reuse of an existing building that is over 100 years in age and identified as significant in the Legacy Plan. The additions will maintain the existing scale of the building. The structure is in good condition, proposed to be occupied by the owner, and the proposal brings the site into closer compliance with the Legacy Plan and redevelopment requirements. Redevelopment or reuse of the property is not economically and technically feasible without the requested Variations.*
2. The plight of the owner is due to unique circumstances.
 - *The variations are being requested to allow the reuse of an existing building that is over 100 years in age and identified as significant in the Legacy Plan. The site is small and leaves little opportunity for full redevelopment. Additionally, the building is structurally sound, making reuse economically, technically, and environmentally beneficial.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The Variations will maintain the existing building scale and design with a uniform appearance throughout the building. The style of architecture is designed to blend in with the historic Downtown Core while creating an attractive street-level commercial frontage.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

ADDITIONAL LEGACY CODE STANDARDS

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, variance, appeal, or map amendment from the regulations of this ordinance unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
 - *Granting the Variation to allow the owner to exceed the maximum threshold of 50% of voluntary site improvements will allow the property owner to operate their business as intended and contribute to the economic welfare of the overall district. The commercial street frontage will be widened, the total buildable area increased, and walkability improved. The proposed improvements create a more inviting appearance to the property. In addition, the building and site improvements utilize an existing structure indicated as historically significant and maintain the existing scale of the building.*
- The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
 - *The exterior improvements will improve the curb appeal from Oak Park Avenue and compliments both historic and modern buildings within the Downtown Core. The building will become a mixed-use building that will be more in-line with the residential density and transit-oriented development (TOD) principles outlined in the Legacy Plan.*
- Any improvement meets the architectural standards set forth in the Legacy Code.
 - *The proposed architecture will enhance the curb appeal of the property from Oak Park Avenue by utilizing a more consistent and attractive design throughout the building. The building will give it a uniform look and tie into the overall color scheme of the improvements.*
- The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
 - *The proposed improvements will help to make the site a viable commercial space for a restaurant while still protecting the character of the site. The improvements will be beneficial for the current owner to operate their business, but any future users of the space as well.*

STANDARDS FOR SITE PLAN APPROVAL & ARCHITECTURAL REVIEW

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to

break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.

- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTIONS FOR CONSIDERATION

If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

Motion 1 (Site Plan):

"...make a motion to grant the Petitioner, Krunal Patel on behalf of Avocado Theory Inc. (Property Owner), a Site Plan Amendment to modify the property located at 17302 Oak Park Avenue in the DC (Downtown Core) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. The existing fence shall be maintained by the property owner in good repair and any damage or deteriorating sections replaced.*
- 2. Site Plan Approval is subject to the approval of the Variations and Plat of Easement by the Village Board.*
- 3. Site Plan Approval is subject to final engineering plan approval by the Village Engineer, MWRD, and any other applicable outside agencies."*

[any conditions that the Commission would like to add]

Motion 2 (Variations):

"...make a motion to recommend that the Village Board grant the three (3) Variations as listed in the June 18, 2020 Staff Reports, to the Petitioner, Krunal Patel on behalf of Avocado Theory Inc. (Property Owner), at the property located at 17302 Oak Park Avenue in the DC (Downtown Core) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report.

[any conditions that the Commissioners would like to add]

Motion 3 (Final Plat):

"...make a motion to recommend that the Village Board grant approval to the Petitioner, Krunal Patel, on behalf of Avocado Theory Inc. (Property Owner), a Final Plat of Easement for public cross-access to be granted on the property at 17302 Oak Park Avenue, in accordance with the Final Plat submitted and listed herein, subject to the following condition:

- 1. The Final Plat approval is subject to Final Engineering Plan approval by the Village Engineer."*

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

| Submitted Sheet Name | | Prepared By | Date On Sheet |
|--|---------------------------------------|-------------|---------------|
| | Project Narrative | A & M | 6.5.2020 |
| A1 – A3 | Architecture Plans and Renderings | A & M | 6.5.2020 |
| C1 – C4 | Preliminary Engineering Plans | NTA | 6.1.2020 |
| L1 | Landscape Plan | NTA | 6.1.2020 |
| C-T.1 & C-T.2 | Truck Turning Templates | NTA | 6.1.2020 |
| | Photometric Plan & Fixture Cut Sheets | KSA | 6.5.2020 |
| | Plat of Easement | NTA | 6.10.2020 |
| | 3d Renderings | A & M | 6.11.2020 |
| | | | |
| | | | |
| A&M = Al Arns, A&M Architects, LLC (Architect) NTA = Cliff Toberman, Norman J. Toberman & Associates LLC (Engineer) KSA = KSA Lighting & Controls (Lighting) | | | |

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 18, 2020 REGULAR MEETING

ITEM #3 WORKSHOP/PUBLIC HEARING: 17302 Oak Park Avenue – Avocado Theory Restaurant - Site Plan, Variations, Final Plat

Consider recommending that the Village Board grant Krunal Patel, on behalf of Avocado Theory Inc. (Property Owner) Variations from the Zoning Code (Heritage Site investment threshold, minimum height of additions, and covered residential parking) to allow for the redevelopment and expansion of the property located at 17302 Oak Park Avenue in the DC (Downtown Core) zoning district for a mixed-use property with a restaurant and second-floor apartment. Site Plan Approval and a Plat of Easement are also being requested.

Present were the following:

Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
James Gaskill (Participated electronically)
Mary Aitchison (Participated electronically)
Angela Gatto (Participated electronically)
Steven Vick (Participated electronically)
Lucas Engel (Participated electronically)

Absent Plan Commissioners:

Tim Stanton
Kehla West

Guest:

Krunal Patel, Petitioner/Owner
Al Arns, Architect

Dan Ritter, Senior Planner presented the Staff Report. The Petitioner, Krunal Patel (Owner), is requesting a Site Plan Amendment, Variations, and a Final Plat of Easement for the property at 17302 Oak Park Avenue (formally Electric Blue Entertainment) in the DC (Legacy District - Downtown Core) zoning district.

Mr. Ritter displayed a drawing of the proposed mixed-use building with a restaurant, patio area, and second-floor apartment.

The petitioner purchased the building to operate their new restaurant. The existing building has a total of approximately 1,142 sq. ft. of floor area with a small second-floor space primarily used for storage. The interior of the structure is dated, but the structure itself is in good condition despite its age (circa 1913). The newly proposed building will be a total of 3,516 sq. ft. including additions for a larger building footprint for the restaurant, an enclosed patio with roll-up doors, and a second-floor residential unit. The proposal utilizes the existing structure, but allows it to be repurposed for a mixed-use building. The site will remain a Heritage Site that does not comply with the Legacy Code's redevelopment requirements. However, it will come closer to the intent of code while keeping with the scale of the existing building that is indicated as historically significant in the Legacy Plan.

The existing site is located at 17302 Oak Park Avenue in the Village's Legacy District. The site is 10,039 sq. ft. (.23 acres) in size with a 1,142 sq. ft. principal structure and a detached garage in the rear. The principal structure has two portions to it, including a single-story east portion closest to Oak Park Avenue and a two-story rear portion with a small second-floor area primarily used for storage. The property currently has six parking stalls along the south side of the structure served by the shared entrance to the public parking lot located immediately to the south of the subject parcel. There is an existing two-car detached garage that is in a deteriorating condition and is proposed to be demolished.

The structure has historically been referred to by the original business that operated in the building: Hick & Messenbrink's Meat Market. The original structure was constructed circa 1913 for the butcher shop. The building has been noted in the Legacy Plan as historically significant due to architectural character and building scale. The building has housed a number of businesses over the years including Frank's Market, Evon's Trophy Shop, Cozy Flame fireplace store, a record shop, Systech Audio & Electronics, and most recently Electric Blue Entertainment. While the building was designed and has always operated as a commercial structure, the architecture has a residential and utilitarian style to it. A small front porch area was removed and the existing brick veneer façade installed in the 1970s.

The site is located in the Legacy District and zoned DC (Downtown Core). The properties to the south (Park Oaks Mixed-Use and public parking lot), north (residential homes), and southeast across Oak Park Ave (We're Nuts About Mutts Mixed-Use) are all in the Legacy District and zoned DC as well. To the Northeast across Oak Park Avenue is Durbin's located in the NF (Neighborhood Flex) district. The property to the west is a currently vacant property zoned R-4 (Single-Family Residential). While the lot is currently vacant, the owners are actively working on applying for a building permit to construct a new single-family home.

The characteristics of the DC district are described in the Legacy Code as, "The Downtown Core District consists of the highest density and height, with the greatest variety of uses. Street frontages have steady street plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks".

The property is classified as a Heritage Site and is subject to the general standards listed in Table 2.A.7 and required improvements in Table 2. A.8. within Section XII.2.A (pgs. 16-17). As defined, "Heritage Sites are those lots with structures or uses that lawfully existed prior to the adoption of the *Legacy Code*. Heritage Sites are generally classified as such until they incur voluntary, private-owner initiated site improvements that exceed 50% of the property's market value, at which time they shall be reclassified as redevelopment sites and subject to the pertinent provisions within its district. Absent such voluntary, private-owner initiated site improvements, Heritage Sites may retain their Heritage Site status in perpetuity, and can change owner and/or use, be maintained and repaired as part of normal upkeep, undergo site improvements that do not exceed 50% of the property's market value, and be rebuilt following an Act of God, all without altering this status".

The expansion of the Avocado Theory structure, exterior façade improvements, and interior buildout are voluntary, private owner-initiated site improvements that will exceed 50% of the property's market value. The Petitioner is seeking a Variation to exceed the 50% threshold based upon their current plans. When the Petitioner purchased the property, it was their desire to occupy the building as it stood with only the addition of the patio and façade changes. However, the limited building space, and the extent of the interior renovations necessitated an expansion of the building's footprint. They also wished to improve the curb appeal of the structure, but continuing to utilize the existing foundation and "bones" of the original structure. The Variation process provides the Plan Commission the opportunity to place certain conditions on the Variation to mitigate any concerns with the proposed improvements. Absent the Variation, the project would need to limit its scope to be below the 50% threshold or would likely need to demolish the existing building completely to comply with the redevelopment standards.

The Petitioner is an entrepreneur who operates various businesses including selling fresh guacamole at local farmer's markets. Having a passion for fresh and healthy food they chose downtown Tinley Park to start their dream restaurant because of their success selling guacamole at the downtown farmers market. The hope was to move into the building with just minor exterior work and a covered patio addition. However, after working with an architect regarding minimum space requirements it soon became evident that the building needed more significant renovation and more space.

Mr. Ritter displayed a drawing of the proposed main level restaurant plan. The business will include a variety of avocado-based, fresh, and healthy foods for breakfast, lunch, and dinner. They also plan to have a catering aspect to the business for parties. Specific employee totals and business hours are not yet set. The restaurant will be a great addition to the Village's restaurant line-up and provide a new option in the growing health/fresh food category.

Additionally, there was a need to add an apartment to the property to take advantage of Cook County's tax rates for mixed-use structures. Without that classification, it would likely not be possible to operate at this location. The move from an existing standalone commercial to a mixed-use building more closely aligns with the intent and guiding

principles of the Legacy Code. The apartment is proposed to be a one-bedroom apartment at approximately 800 sq. ft. of usable floor space that will comply with the zoning code's minimum usable floor area requirements. The apartment will have a separate entrance off the back of the building with a small private deck area.

The overall site plan will remain close to the existing layout with the building additions to be constructed on existing paved areas. The addition of the patio area at the southeast corner of the site provides additional seating space and creates a more attractive commercial frontage on the building. The addition in the back of the building will be primarily on the west but wrap to the south side of the building as well. This addition provides more room for the restaurant's operations and a second-floor apartment meeting the minimum 800 sq. ft. size requirement. The primary entrance to the business will remain along Oak Park Avenue but has been redesigned to allow for a ramped entrance to the south. A second business entrance to the patio area is located on the south side of the building and also provides stairs and a ramp. The access to the apartment will be at the rear/west of the building through a private stairwell.

A drive-aisle with cross-access to the north and south is located west of the structure and provides access to the rear parking area. Parking is also located along the shared drive aisle on the south of the property. A walkway will connect the rear parking lot to the rear doors and second-floor apartment entrance. A trash enclosure constructed of matching brick is proposed in the southwest portion of the site at the rear of the property. An existing ComEd utility pole with a guidewire is located behind the building and is proposed to be relocated to allow for enough space for the building addition, drive aisle, and parking spaces.

The petitioner will be installing volume control measures and upgraded utilities (water and sewer) as part of the project. The engineering plans still have revisions from the Village Engineer and MWRD that will need to be made before final engineering approval. Staff recommends conditioning the site plan approval based upon final engineering plan approval by the Village Engineer and MWRD.

The Legacy Plan encourages the dedication of shared access drives and alley systems throughout the district. While the development of a true alley at this location is difficult to complete, the Village has had success requiring cross-access driveway dedications at the rear of properties. The cross-access reserves the parking to be private but allows for the free flow of traffic between various properties that all benefit from the increased access and development opportunities. Cross-access promotes less driveway curb cuts along Oak Park Avenue, which promotes walkability and the creation of an urbanized "street-wall". Cross-access was previously allowed to the property to the south that is now a public parking lot owned by the Village. The Petitioner will extend a cross-access easement to the north and south along their drive aisle. This will allow the properties to the north to utilize this connection when they are redeveloped in the future.

As with many downtown sites where the preference is to maximize the buildable area, the ability to landscape is limited. However, the petitioner has added a significant amount of landscaping to the site where available space exists. Landscaping was added to the required five-foot-wide landscape buffer on the west side that separates the subject property from the single-family home lot (zoned R-4) to the west. This landscape buffer is required to separate Legacy Code districts from non-legacy code zoning districts and includes the use of shrubs and canopy trees. A solid privacy fence will be installed along the western property line as well to separate the subject property from the single-family residential property.

A mixture of plantings has been placed along the south and west sides of the structure to separate the drive aisle and parking lot from the building and pedestrian walkway. Shrubs were chosen to have a variety of different seasons and to be salt-tolerant near the parking lot and drive aisle. The existing trees on the site will be removed. The trees have not been properly maintained or pruned and offer little landscape value. Further, the existing tree will have a large percentage of their root zones disturbed by the construction and are unlikely to survive. The planting of new trees offers increased value to the overall landscaping for the long term.

The petitioner is requesting a Waiver from Section XIII.3.E.7.a. that requires a parkway tree to be installed at least every 25' of street frontage as required within the applicable Heritage Site improvement section. Due to the location of a curb cut on the property, only one parkway tree is required to be installed in a tree grate.

The Petitioner has noted that the existing parkway has a very limited ability to place a tree at this location the existing parkway is all paved public sidewalk. Currently existing in the public street frontage adjacent to the subject

site are a planter pot, street light, and a utility manhole. Of these objects, only the planter can be reasonably relocated. However, the location of the planter is still likely cause conflict with utilities, the streetlight, and driveway visibility. Additionally, the area is small and located between two driveway curb cuts, one of which also has a pedestrian crosswalk. Staff agrees and is supportive of this landscape waiver request because the adjacent parkway is not currently suitable for a tree.

Mr. Ritter displayed 3D renderings of the elevations. The existing building has very little detail or architectural character. Thus, the petitioner has worked to utilize some new design elements throughout the building facade. The goal of the design is to improve the architecture so that the building appears to have been constructed at one time, and not in separate phases. The overall design is meant to be attractive and modern yet still be compatible with the existing downtown's historic and classic aspects.

The proposed structure largely utilizes a brick knee wall around the base of the north, west and south elevations. Brick is also used around the primary east entrance and as an accent wall on the south side by the patio entrance. Fiber cement board (Hardie Board) siding is used for the rest of the structure. There is also trim utilized that will be of fiber cement board material and will be a darker color than the siding. The front facade also utilizes trim, bracketing at the gable, and a metal awning to be painted green. Skylights are used to bring light into the restaurant and also add to the exterior appearance.

The most notable change is the addition of the covered patio area to the south of the building. This extends the first-floor commercial frontage (east elevation) visible along Oak Park Avenue. The new addition was designed to match the existing building's scale so that it looks to be original to the building and not an after-the-fact addition. Extending this frontage helps to create the urbanized street wall that meets the spirit of the Legacy Plan and Legacy Code. The new addition has utilized low window sills and heavy use of windows. The east and south sides of this patio area will have rolling garage doors that allow that space to function as an open-air patio but also be utilized year-round.

The south elevation will be the other highly visible façade; it includes an accent wall, planter area, and pergola at the secondary entrance/exit. Along the north elevation, windows have been added along with skylights. Windows types are restricted on this elevation due to the building's proximity to the north property line and must meet specific fire-rating requirements.

Mechanical units and rooftop equipment have been hidden behind a mansard roof on the second-floor addition. The proposed roof design allows for the equipment to be roof mounted and fully screened so it is not visible from Oak Park Avenue or neighboring properties. Staff worked with the architect to explore a variety of different roof designs and found this to be the most attractive option.

The Petitioner has proposed three wall signs including traditional wall signs on the south and east elevation near the entrances that will be illuminated with gooseneck lighting. Additionally, a projecting blade sign is proposed that will assist with pedestrian and vehicle visibility on Oak Park Avenue. The specific sizes of the signs have not been finalized but are all expected to comply with the Legacy Code's signage requirements.

Street-level commercial spaces are not required to have a minimum number of parking spaces on the site. These are anticipated to use existing and future public parking including on-street, various public parking lots, and Metra commuter lot (open to the public after 10am). There is a requirement for residential uses to have one parking space per unit, therefore the total required parking based on the proposed uses is one parking stall. Despite the availability of public parking nearby, the Petitioner prefers to have some additional parking flexibility on their site to be used for employees, customers and the apartment tenant. Based on the proposal there is a total of 12 parking stalls, one of which is an ADA accessible stall. One stall will be dedicated to the apartment tenant and the others will remain flexible.

The Petitioner is expected to have truck deliveries take place at the rear of the building during times that the business is closed. These deliveries will also be coordinated with the residential tenant.

The petitioner will be installing new lighting on the site in compliance with the Legacy Code's lighting level and fixture standards. The lighting will be gooseneck for the wall signs and barn-style fixtures mounted to the building to illuminate the surrounding area. These fixtures are similar to those used elsewhere in the downtown. One pole light

has also been proposed to help illuminate the rear parking lot area. This will be a lantern-style column light similar to the decorative light poles along the Oak Park Avenue frontage. All lighting is compliant with the lighting requirements outlined in the Legacy Code (Section XII.3.I.)

Mr. Ritter displayed the list of all Variations being requested as part of the overall project.

1. **50% Heritage Site Threshold:** *A Variation from Section XII.2.A.10.b. to allow the Heritage Site Standards to exceed 50% of the property's market value in site improvements.*

By improvements exceeding 50% of the value of the property, the Petitioner would typically need to meet all redevelopment standards including height, setback, use, parking location, and other requirements that would likely necessitate the demolition of the entire building. The Petitioner does not find that economically or technically feasible on this site.

This will be the second Variation request from the 50% threshold for a Heritage Site. The first request was for The Veterinary Clinic of Tinley park (17745-17749 Oak Park Avenue). During that initial request, staff created some standards to consider for this particular type of Variation. When reviewing these requests Staff took into consideration the following:

- The condition of the existing building: The existing building is in sound condition with the exception of some minor maintenance issues. The structure is over 100 years old and is worthy of preserving from a historic, economic, and environmental perspective.
- The ownership of the property (owner-occupied): The new property owner has purchased the property and will operate their business in this location.
- The longevity of the existing non-conforming use: The property owner expects to occupy the structure long-term. The improvements to convert the structure to a restaurant will remain with the building; they add value and the ability for the structure to remain a restaurant in the future.
- The ability for the property to be converted to function as mixed-use: The petitioner will be converting the structure to have a residential unit located on the second floor. While the structure will still not fully comply with the redevelopment standards, it will more closely meet those standards and the intent of the code by widening the commercial frontage and adding a residential unit.
- The impact of the continuation of the non-conforming use on the redevelopment potential of the area: The property is located north of the Park Oaks building. While there is potential for a larger redevelopment, the existing site, is likely unable to meet the full extent of the redevelopment code by itself. The continuation of the subject property as a Heritage Site does not interfere with the rest of the blocks (to the north) ability to redevelop following the code requirements. Specifically, the two properties to the north can be redeveloped with parcel assemblage. The proposal will add additional commercial frontage along Oak Park Avenue and a patio that is likely to continue to activate the street frontage. The proposed landscaping and facade improvements will further reduce any impacts of this commercial property from adjacent residential homes.

Based on the above factors, Staff supports a Variation of the 50% threshold for Heritage Sites and allow the property to continue to operate under the Heritage Site status.

2. **Minimum Height of Addition:** *A one-story Variation from Section 2.A.9 of the Legacy Code to permit and addition to be two stories instead of the minimum three stories.*

The addition ranges from one to two stories and matches the existing structure's scale in its design. There is limited opportunity to economically make the current structure three stories without additional property acquisition or complete redevelopment including demolition of the existing structure.

3. **Covered Residential Parking:** *A Variation from Section 3.C.3.d of the Legacy Code to permit the required*

residential parking space to not be covered and to be open to the sky.

The Petitioner has noted it is not technically or economically feasible to construct an attached covered parking structure for one parking space with a connection to the apartment at this location. They will have a dedicated resident parking space and have additional parking flexibility on the site for visitors and apartment parking.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER ENGEL noted this looks great and it will be a good addition to Oak Park Avenue. Welcome to Tinley.

COMMISSIONER MANI noted the overall architecture will look very nice and the landscaping waiver would be acceptable due to the limited space. Glad they could reuse the building. This will be a good addition to Tinley Park.

COMMISSIONER GATTO noted the building looks very good.

COMMISSIONER AITCHISON noted the building will be a beautiful addition to Oak Park Avenue.

COMMISSIONER VICK noted he echoes the other comments and feels the landscaping waiver is not an issue. The other waivers are also acceptable and make sense.

CHAIRMAN GRAY noted he echoes the other comments and feels it is good for Tinley Park. The building was in much need of a face lift and the architecture looks beautiful. He also likes the front accessibility at the patio and the roll up doors are a good idea for downtown. He also noted he was glad that staff laid out these issues and noted the precedent for going over the 50% on existing building with specific standards/considerations that make this location a good fit. There are no issues with the Variations or waivers.

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER ENGEL to open the public hearing of Avocado Theory, 17302 Oak Park Avenue.

AYE: All Commissioners participated electronically

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved.

CHAIRMAN GRAY noted anyone wishing to speak on this matter will be sworn in before they speak after staff's presentation.

The Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN GRAY asked if staff had anything to add.

Mr. Ritter noted that it has been a pleasure to deal with the Petitioner, who is very passionate in terms of the restaurant opening. This will be a great addition to the restaurant lineup in town. He is also excited to try some of the food.

CHAIRMAN GRAY asked if the Petitioner had any comments.

Mr. Patel noted he had no comments.

CHAIRMAN GRAY asked for comments from the public.

There were none.

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER ENGEL to close the public hearing of Avocado Theory, 17302 Oak Park Avenue.

AYE: All Commissioners participated electronically

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved.

Mr. Ritter noted the Standards for Variations:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - a. *The variations are being requested to allow the reuse of an existing building that is over 100 years in age and identified as significant in the Legacy Plan. The additions will maintain the existing scale of the building. The structure is in good condition, proposed to be occupied by the owner, and the proposal brings the site into closer compliance with the Legacy Plan and redevelopment requirements. Redevelopment or reuse of the property is not economically and technically feasible without the requested Variations.*
2. The plight of the owner is due to unique circumstances.
 - a. *The variations are being requested to allow the reuse of an existing building that is over 100 years in age and identified as significant in the Legacy Plan. The site is small and leaves little opportunity for full redevelopment. Additionally, the building is structurally sound, making reuse economically, technically, and environmentally beneficial.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - a. *The Variations will maintain the existing building scale and design with a uniform appearance throughout the building. The style of architecture is designed to blend in with the historic Downtown Core while creating an attractive street-level commercial frontage.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;

- The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Mr. Ritter noted the Legacy Code Standards:

- The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
Granting the Variation to allow the owner to exceed the maximum threshold of 50% of voluntary site improvements will allow the property owner to operate their business as intended and contribute to the economic welfare of the overall district. The commercial street frontage will be widened, the total buildable area increased, and walkability improved. The proposed improvements create a more inviting appearance to the property. In addition, the building and site improvements utilize an existing structure indicated as historically significant and maintain the existing scale of the building.
- The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
The exterior improvements will improve the curb appeal from Oak Park Avenue and compliments both historic and modern buildings within the Downtown Core. The building will become a mixed-use building that will be more in-line with the residential density and transit-oriented development (TOD) principles outlined in the Legacy Plan.
- Any improvement meets the architectural standards set forth in the Legacy Code.
The proposed architecture will enhance the curb appeal of the property from Oak Park Avenue by utilizing a more consistent and attractive design throughout the building. The building will give it a uniform look and tie into the overall color scheme of the improvements.
- The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
The proposed improvements will help to make the site a viable commercial space for a restaurant while still protecting the character of the site. The improvements will be beneficial for the current owner to operate their business, but any future users of the space as well.

Mr. Ritter noted the Site Plan and Architectural Review Standards:

Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.

- c. **Compatible Architecture:** All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes out lots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. **Color:** Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. **Sustainable architectural design:** The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. **Defined Entry:** Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. **Roof:** For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. **Building Articulation:** Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. **Screen Mechanicals:** All mechanical devices shall be screened from all public views.
- j. **Trash Enclosures:** Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. **Building/parking location:** Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. **Loading Areas:** Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. **Outdoor Storage:** Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.

- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

Motion 1 (Site Plan):

A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER AITCHISON to grant the Petitioner, Krupal Patel on behalf of Avocado Theory Inc. (Property Owner), a Site Plan Amendment to modify the property located at 17302 Oak Park Avenue in the DC (Downtown Core) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. The existing fence shall be maintained by the property owner in good repair and any damage or deteriorating sections replaced.
- 2. Site Plan Approval is subject to the approval of the Variations and Plat of Easement by the Village Board.
- 3. Site Plan Approval is subject to final engineering plan approval by the Village Engineer, MWRD, and any other applicable outside agencies.”

AYE: All Commissioners participated electronically

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved by roll call.

Motion 2 (Variations):

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to recommend that the Village Board grant the three (3) Variations as listed in the June 18, 2020 Staff Reports, to the Petitioner, Krupal Patel on behalf of Avocado Theory Inc. (Property Owner), at the property located at 17302 Oak Park Avenue in the DC (Downtown Core) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report.

AYE: All Commissioners participated electronically

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved by roll call.

Motion 3 (Final Plat):

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER MANI to recommend that the Village Board grant approval to the Petitioner, Krunal Patel, on behalf of Avocado Theory Inc. (Property Owner), a Final Plat of Easement for public cross-access to be granted on the property at 17302 Oak Park Avenue, in accordance with the Final Plat submitted and listed herein, subject to the following condition:

1. The Final Plat approval is subject to Final Engineering Plan approval by the Village Engineer.”

AYE: All Commissioners participated electronically

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved by roll call.

Mr. Patel noted he is very excited to get the restaurant open.

Mr. Arns also noted he wanted to thank Dan and Paula for their help.

This item will be heard at the Village Board on Tuesday, July 7, 2020.

**A + M ARCHITECTS, L.L.C.**

ARCHITECTURE PLANNING DESIGN

40 Landover Parkway
Hawthorn Woods, Illinois 60047TEL: (847) 726-9517
FAX: (847) 726-9516

June 5, 2020 Revised

Avocado Theory

Project Narrative

This project consists of a conversion of an existing 1,100 SF single story full mezzanine run down, dated facility for a local business into a more contemporary visual pleasing Restaurant facility with a second level residence at the rear half of the structure. Thru careful design and planning of the building exterior, interior, and site plan. The project has the opportunity to become the newest gem to the Tinley Park Down Town area.

The new design will include:

Main restaurant dining area of 795 SF

Open Air Enclosed Patio addition area of 489 SF

Toilet room core addition of 181 SF

Kitchen Area of 813 SF,

Mechanical / Sprinkler room area of 80 SF

Total Main Level Footprint area = 2,358 SF

2nd level interior of residence of 858 SF including 57 SF of interior shafts.

The building design includes partial utilization of the existing building foundation and footings, exterior load bearing walls, and crawl space floor structure. The existing front half of the building will consist of the new restaurant seating area which will include a raised open structure with skylights and additional fenestration on the north wall. It will also include a new set back vestibule / entry area accessed by a new stair and accessible ramp at the front of the building. The flow for the space will include a railed off area leading the customers to the Customer service and Salsa Bar. Once the owner purchases their food, the customer will have an option to sit at the interior building dining area or sit back on the roof covered open air structure patio addition to the south. The new patio will also act as a second entrance as well as a second means of egress for the restaurant customers. The main level rear half of the existing building and rear and side additions will include an open kitchen design complying with the local health department, walk in cooler, dry storage, office, sprinkler room/ mechanical room. The addition will also include his and hers single user code compliant toilet rooms. The second level residence will be accessed by an exterior deck and stair located at the west side / rear building.

The exterior of the building will include a single story gable roof, a small flat roof area over the toilet room addition and a new raised mansard roof for the rear residence. The upper level mansard roof will screen the building roof top equipment. All exterior façade skin to the main structure will consist of brick, lap siding, a suspended canopy at the front, and horizontal and vertical trim at the east and south gables. The siding and trim will be as manufactured by James Hardy Siding or approved equal. The roof shall consist of fiberglass or asphalt 20 year shingles or better with aluminum clad (Pac Clad or equal) fascias similar in color to the gable trim, railings, and the verandah on the south side.

At the east elevation the expanded opening with-in the existing brick front; will endure some modifications to create a gable front and a new anodized aluminum energy efficient glazing system. This façade will also include a suspended prefinished canopy, a 2' diameter hanging double sided sign and a 4' diameter face mounted sign to match. In the far background the raised residence 4 sided mansard roof will be located. Again screening the building roof top equipment. To the left of the front gable dining area will be a semi open air patio for additional dining. The east exterior of this addition will consist of three operable (Glass / Aluminum) over head doors with a transom awning window above. The three systems will be divided and supported with break metal wrapped columns. The field areas at the ends will consist of lap hardy board siding.

The south elevation will also act as a secondary entry for customers. This decorative entry is accessed thru a decorative wood verandah with posts located at the four corners of a center planter. The entry is accessed by stair or by a decorative ADA compliant ramp wrapping around the center planter. This center planter sits between the ramp and additional planters at the north and south of it. The planters step back in plane utilizing an accent brick color. This same Accent brick color is the back drop to this entry. At the center of the accent wall is another 4' diameter sign with gooseneck light fixture. The patio addition will have a glazing and awning system similar to the east west side. However, the door system will fold up and open out to create an awning. The south elevation also consists of a brick wainscot with lap siding above. The single lower level window is located at the office and the upper windows are serving the residence living space and the bedroom. The gas and water to the building will be located at the southwest corner of the main level. The gas meter and miscellaneous other unsightly utility items will be located behind a brick screen wall located in line with the south parking curb line. Cars parking in-front of this will be separated for safety with use of prefabricated wheel stops.

The west elevation is comprised the same continuous brick wainscot and lap siding. The façade also includes 2 painted hollow metal doors; one for the kitchen, and the other for the sprinkler room. The upper story consists of an aluminum door and windows serving the front living and dining areas. The entrance to the residence is also covered by an extended mansard roof /post structure. The building west façade is flanked by the residence access stair.

The north elevation includes the same brick wainscot and lap siding as the south and west elevation. The windows at the main level dining and the upper level residence duplicate one another with a 3-1-3 pattern. The mansard roof again screens the roof top equipment. The overhang of all roofs at the north elevation shall not be less than 2'-0" to meet code requirements. The same overhang is utilized on the mansard perimeter.

The site has been designed using the existing building footprint, the enclosed open air patio addition and south side and rear building additions as the starting point. At the south side of the building the current drive of approx. 28' between parking stalls including the south property parking was shortened to 24'-0". This should still allow for emergency vehicles as indicated on the maneuvering studies. By shifting the south parking approximately 4' south, a 4'-0" landscape buffer was created between the building and parking. In this area we were able to establish 6 stalls including a handicap stall and secondary entry to the restaurant. The existing west fencing and garage that will be removed and are a bit confusing at first glance, the plat of survey shows that the property line extends further west to approximately the west face of the existing south neighbor's garage. Because of this we are able locate a 5'-0" landscape buffer and the

cross drive easement nearly in line with the existing south neighbors drive and tuck the trash dumpster area adjacent to the south neighbors garage. This also created additional area for onsite parking and landscape area west of the residence stairs and deck. The total number of parking stalls we were able to provide is 12 including the handicap stall.

The drainage for the site will comply with the MWRD requirements. The existing water supply, electrical, and gas sizes will be increased as needed to meet Code and Village requirements.

Please let us know if you have any questions to this narrative.

Thank you,

Al Arns,
Principal,
A+M Architects, LLC









EXISTING FRONT / EAST FACADE



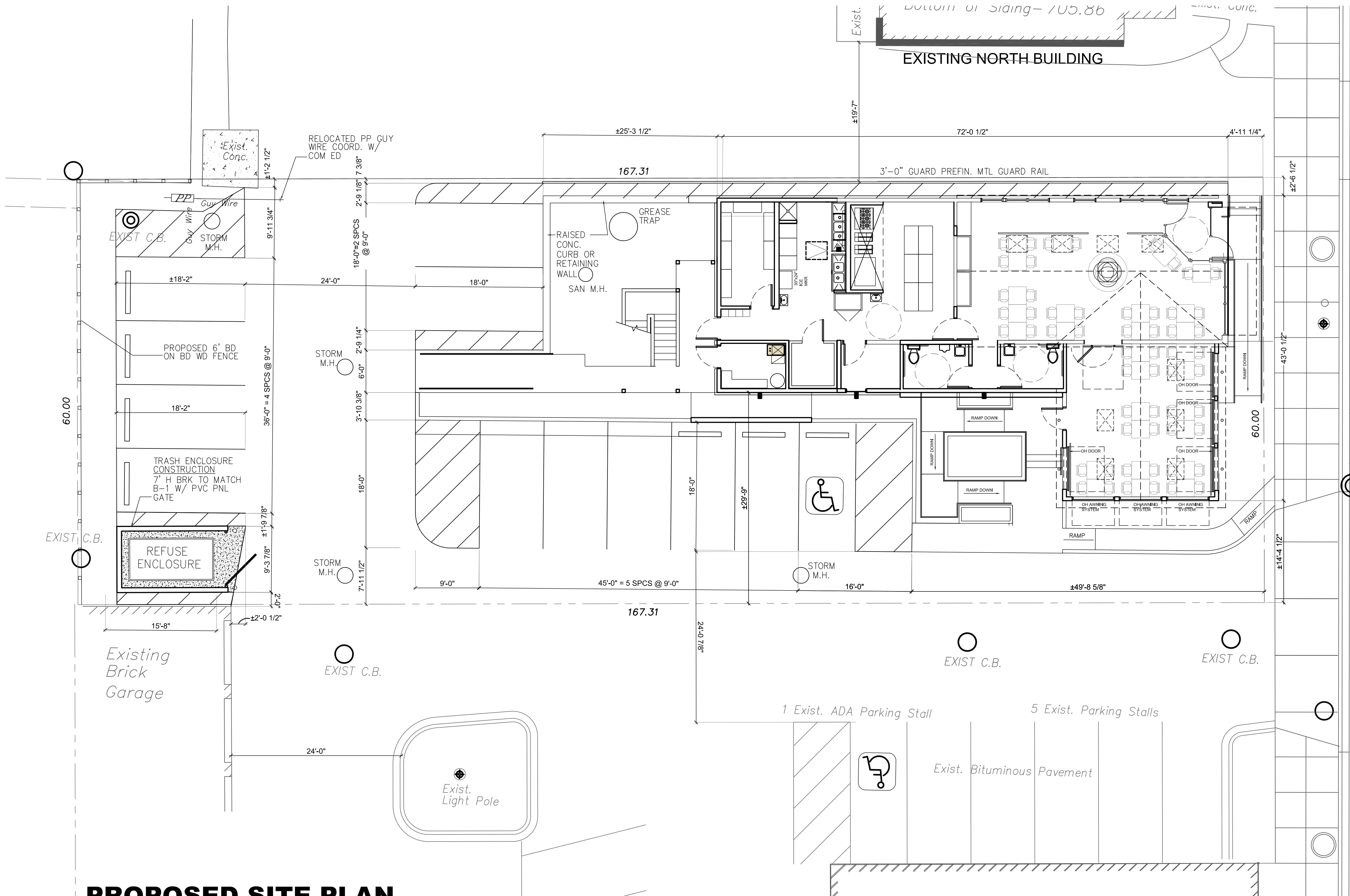
EXISTING SIDE / SOUTH FACADE



EXISTING NORTHWEST CORNER



EXISTING NORTHEAST CORNER



PROPOSED SITE PLAN

OAK PARK AVE.



| LOT 1 ZONING INFORMATION | |
|---|--|
| LOT AREA = 10,039 SF = | .23 ACRES |
| BUILDING AREA NOT INCLUDING SECOND FLOOR AREA | 2,358 SF |
| SETBACKS | 0' ALL YARDS |
| FLOOR AREA RATIO (FAR) | 0.32 FAR |
| BUILDING LOT COVERAGE | 23.5% |
| HT. OF ALL BLDGS AND STRUCTURES = HIGHEST PT @ 23'-3" | |
| % OF GREEN SPACE | 10.4 % |
| PARKING SPACES = | 12 SPACES INCLUDING HC STALL (ZONING REQUIRES 1 FOR RESIDENCE ONLY) |

A+M ARCHITECTS, LLC
40 Lombard Parkway #3
Hawthorn Woods, Illinois 60047
TEL: 847.726.9517

STATEMENT OF COMPLIANCE

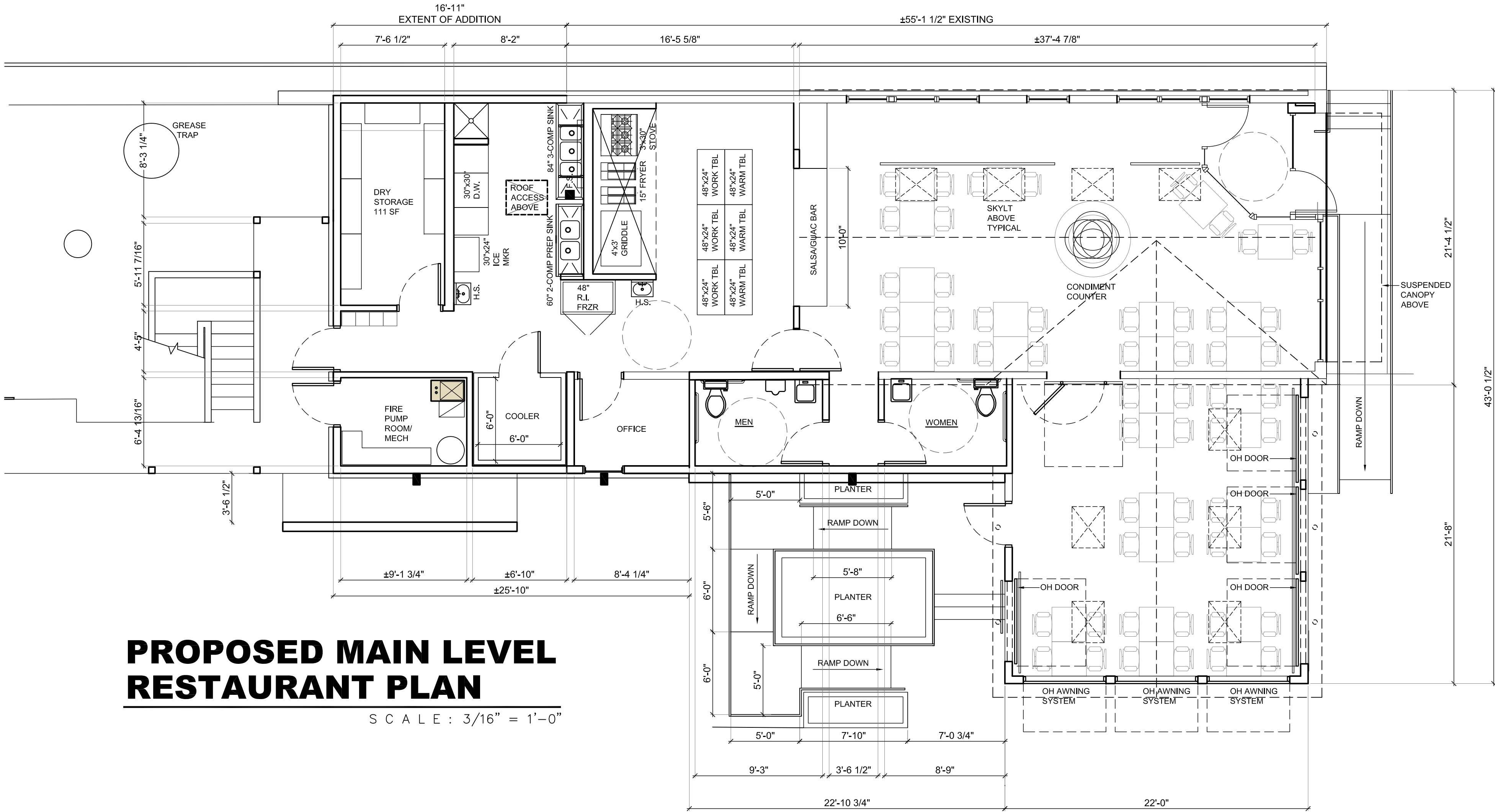
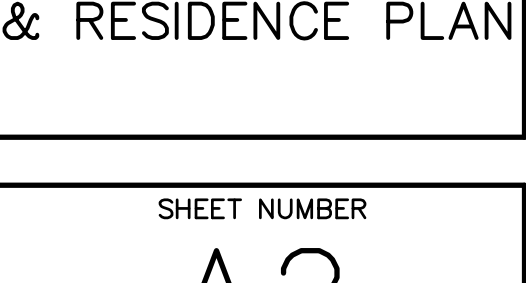
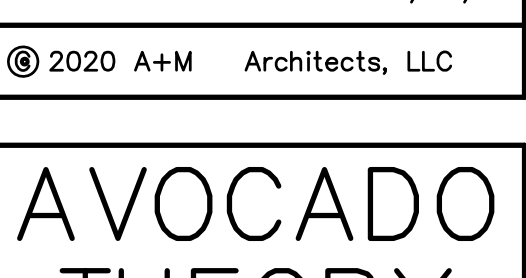
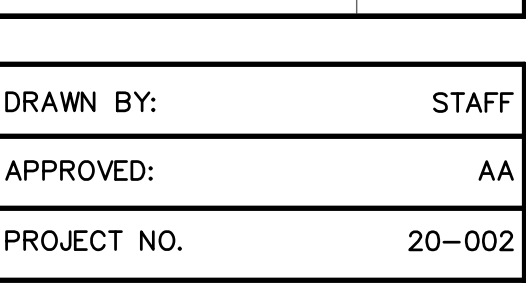
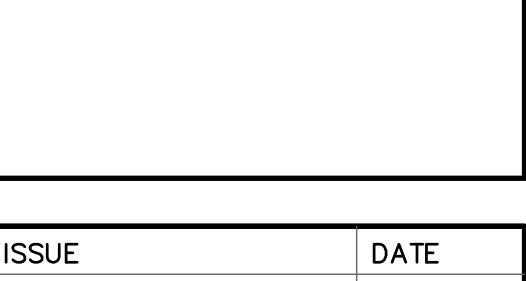
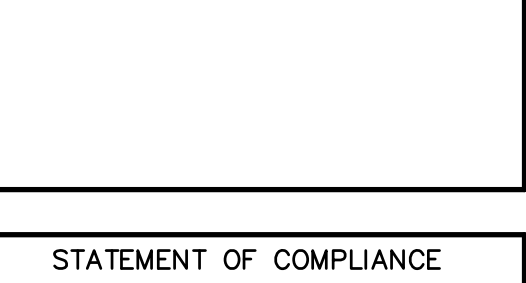
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| ISSUED FOR APPROVAL | 06/05/20 |
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|----------------------------|----------|
| DRAWN BY: | STAFF |
| APPROVED: | AA |
| PROJECT NO. | 20-002 |
| DATE | 06/05/20 |
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AVOCADO THEORY
17302 OAK PARK ST
TINLEY PARK, ILLINOIS

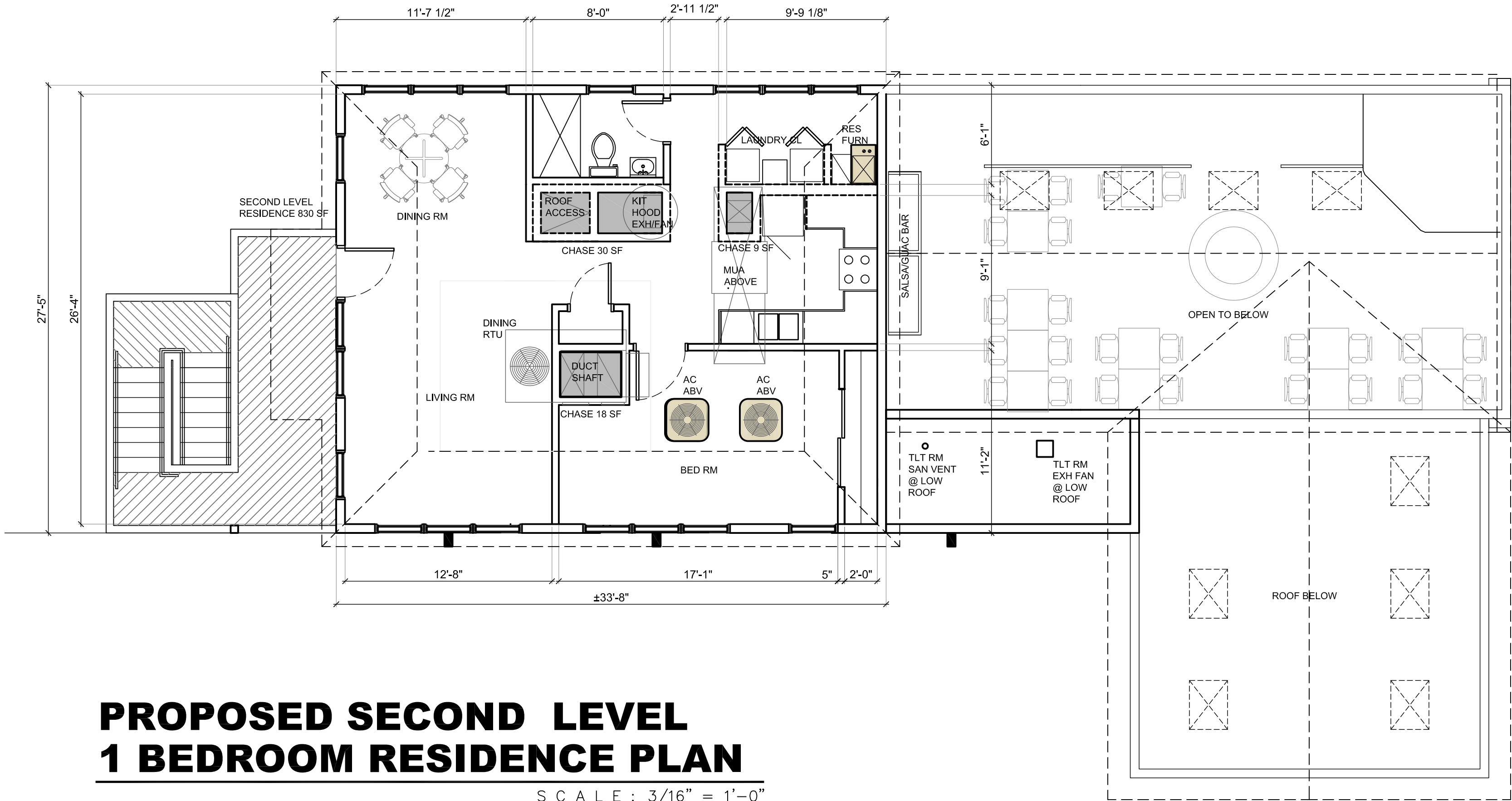
SHEET DESCRIPTION
EXISTING BUILDING
AND SITE PLAN

SHEET NUMBER
A1
SHEET 1 of 3



PROPOSED MAIN LEVEL
RESTAURANT PLAN

SCALE : 3/16" = 1'-0"



PROPOSED SECOND LEVEL
1 BEDROOM RESIDENCE PLAN

SCALE : 3/16" = 1'-0"

AVOCADO THEORY

| | |
|---------------------------------------|----------|
| MAIN RESTAURANT DINING AREA | 795 SF |
| OPEN AIR ENCLOSED PATIO ADDITION AREA | 489 SF |
| TOILET ROOM CORE ADDITION AREA | 181 SF |
| KITCHEN AREA | 813 SF |
| MECHANICAL / SPRINKLER ROOM AREA | 80 SF |
| TOTAL MAIN LEVEL AREA | 2,358 SF |

SECOND FLOOR RESIDENCE

| | |
|---|----------|
| INTERIOR OF ONE BEDROOM RESIDENCE INCLUDING 57 SF OF INTERIOR SHAFTS | 858 SF |
| TOTAL BUILDING | 3,216 SF |



STATEMENT OF COMPLIANCE

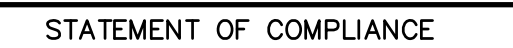
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| ISSUED FOR APPROVAL | 06/05/20 |
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|----------------------------|----------|
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| APPROVED: | AA |
| PROJECT NO. | 20-002 |
| DATE | 06/05/20 |
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AVOCADO
THEORY
17302 OAK PARK ST
TINLEY PARK, ILLINOIS

SHEET DESCRIPTION
RESTAURANT PLAN
& RESIDENCE PLAN

SHEET NUMBER
A2
SHEET 2 of 3



S C A L E : $3/16" = 1'-0"$



SCALE : 3/16" = 1'-0"



S C A L E : $3/16'' = 1'-0''$



SCALE : 3/16" = 1'-0"

| | |
|----------------------------|----------|
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| APPROVED: | AA |
| PROJECT NO. | 20-002 |
| DATE | 06/05/20 |
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AVOCADO
THEORY
17302 OAK PARK ST
TINLEY PARK, ILLINOIS

SHEET DESCRIPTION

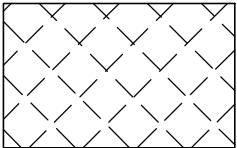
EXTERIOR
ELEVATIONS

SHEET NUMBER

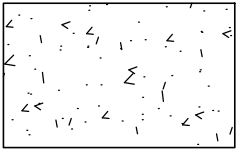
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SHEET 3 of 3

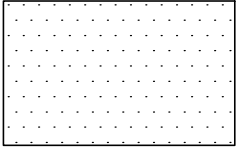
DEMOLITION LEGEND



BITUMINOUS PAVEMENT REMOVAL



CONCRETE WALK/STOOP REMOVAL



FRAME GARAGE & SLAB REMOVAL

(L)

WOOD FENCE REMOVAL

(M)

TREE & STUMP REMOVAL

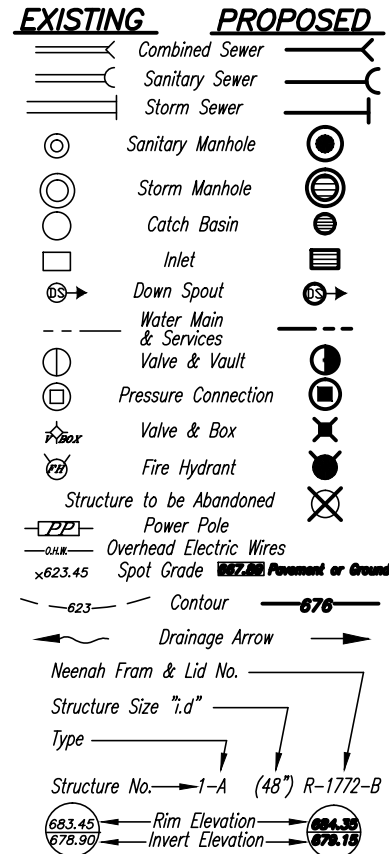
(N)

AC COMPRESSOR REMOVAL

0 5' 10'
SCALE : 1"= 10'



LEGEND



SURVEYOR

DAVID BYCROFT, PLS
NORMAN J. TOBERMAN & ASSOC., LLC.
115 S. WILKE ROAD, SUITE 301
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40 LANDOVER PARKWAY, SUITE 3
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PHN: (847) 726-9517
FAX: (847) 726-9516

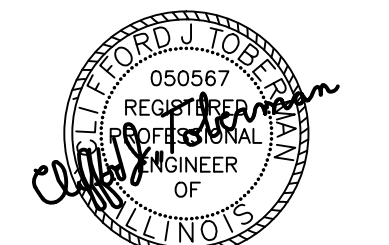
OWNER

NORMAN J. TOBERMAN
&
ASSOCIATES, LLC
CONSULTING CIVIL
ENGINEERS &
SURVEYORS

ATTENTION: CLIFF TOBERMAN, P.E.
115 S. WILKE ROAD, SUITE 301
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mail@toberman.us
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DESIGN FIRM NO:
184005910
EXPIRES: 04-30-21

| No. | Date | Revision |
|-----|----------|------------------|
| | 06/01/20 | |
| | | PLAN COMMISSION/ |
| | | VILLAGE REVIEW |



EXPIRES: 11/30/21

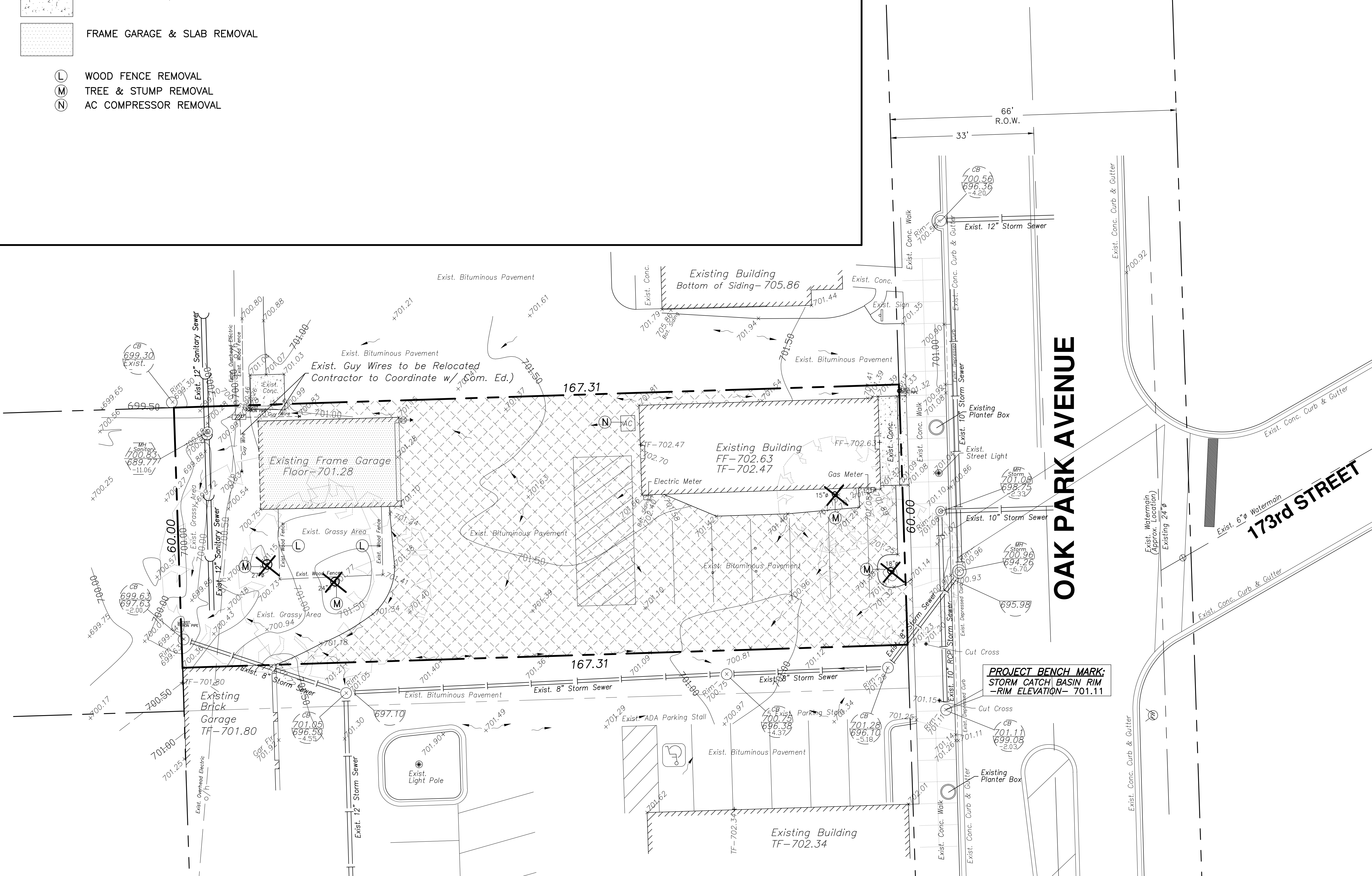
**PROPOSED
IMPROVEMENTS**
17302 OAK PARK AVE.
TINLEY PARK, IL. 60477

NJT Project No.
20-7108

**EXISTING
TOPOGRAPHY
& DEMOLITION
PLAN**

Sheet No.

C-1



PAVING LEGEND

CONCRETE PAD w/ THICKENED EDGES

- 6" P.C. CONCRETE REINFORCED w/ THICKENED EDGES
- 6"x6"xNo.6 WELDED WIRE MESH
- 6" GRANULAR SUBBASE, TYPE B

BITUMINOUS PAVEMENT

- 2" HMA SURFACE COURSE – CLASS N-50
- 4" HMA BINDER COURSE – CLASS N-50
- 6" GRANULAR SUBBASE, TYPE B

BITUMINOUS PAVEMENT

- 2" HMA SURFACE COURSE – CLASS N-50
- 2" HMA BINDER COURSE – CLASS N-50
- 8" GRANULAR SUBBASE, TYPE B

PC CONCRETE SIDEWALK/PAD

- 5" P.C. CONCRETE
- 3" GRANULAR SUBBASE, TYPE B

PC CONCRETE COMBINATION CURB/SIDEWALK

- 5" P.C. CONCRETE
- 3" GRANULAR SUBBASE, TYPE B

SURFACE LEGEND

- (A) CONCRETE CURB, TYPE B
- (B) 6"Ø CONCRETE FILLED PIPE BOLLARD
- (C) 6' BOARD ON BOARD WOOD FENCE
- (D) 4" TOPSOIL DISTURBED PERVIOUS AREAS (SEE LANDSCAPE PLAN FOR SURFACE TREATMENTS)
- (E) REMOVE & REPLACE BITUMINOUS ROADWAY PAVEMENT
- 2" HMA SURFACE COURSE – CLASS N-50
- 4" HMA BINDER COURSE – CLASS N-50
- 10" GRANULAR SUBBASE, TYPE B (CA-6)
- (F) 3' METAL GUARD RAIL
- (G) PRECAST CONCRETE WHEEL STOP

STRIPING & PARKING LEGEND

- (T) 4" PARKING LINE, YELLOW PAINT
- (U) 4" DIAGONAL STRIPING @ 4' CENTERS, YELLOW PAINT
- (V) ADA HANDICAP SYMBOL, YELLOW PAINT
- (W) ADA HANDICAP SIGN & \$250 FINE MOUNTED ON STEEL POST

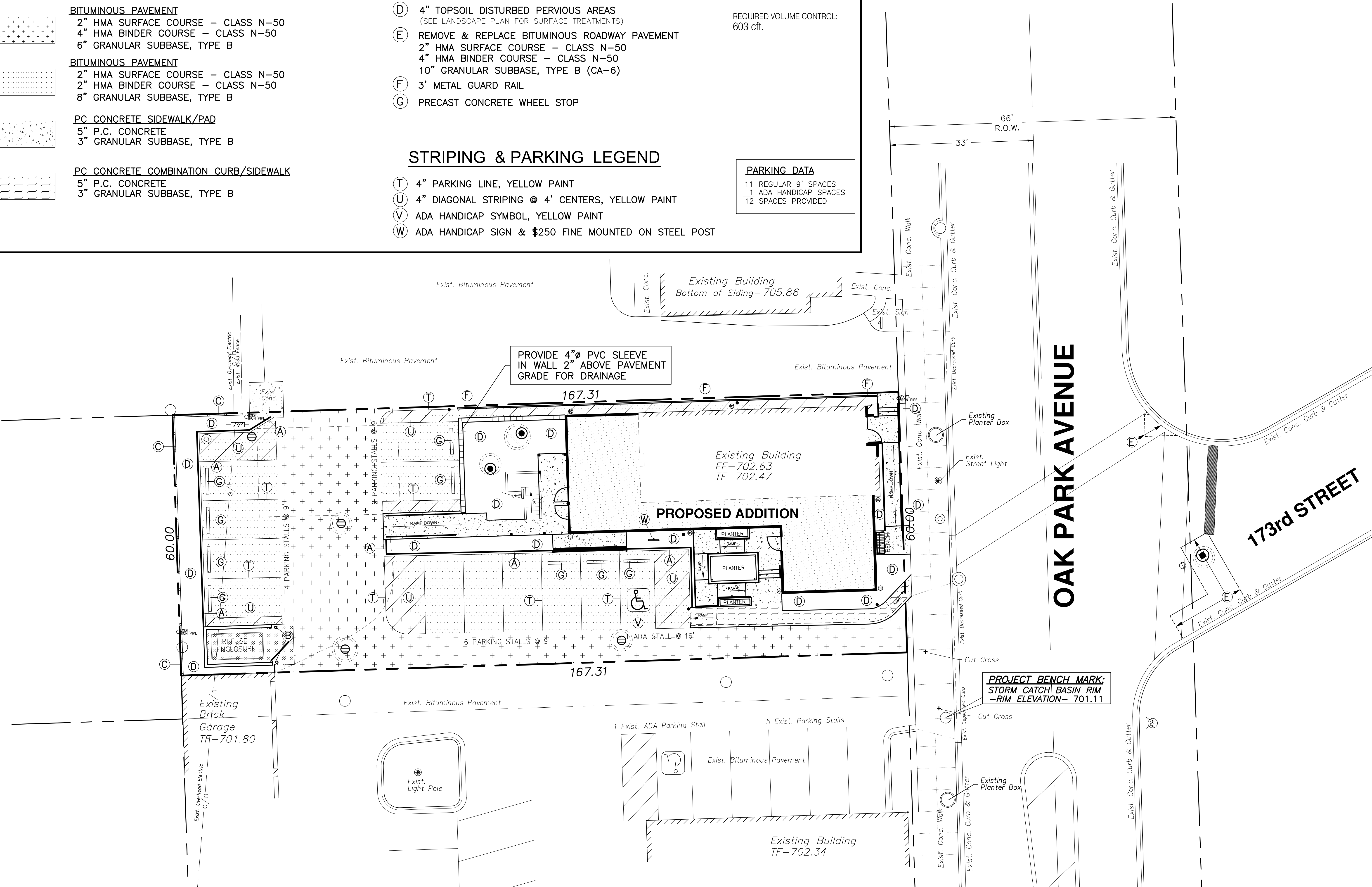
8,632 sqft. PROJECT AREA
1,398 sqft. PERVIOUS
7,234 sqft. IMPERVIOUS

$$7,234 \times \frac{1.00}{12} = 603$$

REQUIRED VOLUME CONTROL:
603 cft.

PARKING DATA

- 11 REGULAR 9' SPACES
- 1 ADA HANDICAP SPACES
- 12 SPACES PROVIDED



0 5' 10'

SCALE : 1"= 10'

N

LEGEND

EXISTING PROPOSED

Combined Sewer

Sanitary Sewer

Storm Sewer

Sanitary Manhole

Storm Manhole

Catch Basin

Inlet

Down Spout

Water Main & Services

Valve & Vault

Pressure Connection

Valve & Box

Fire Hydrant

Structure to be Abandoned

Power Pole

Overhead Electric Wires

Spot Grade

Contour

Drainage Arrow

Neenah Form & Lid No.

Structure Size "Ld"

Type

Structure No. 1-A (48") R-172-B

Rim Elevation

Invert Elevation

SURVEYOR

DAVID BYCROFT, PLS

NORMAN J. TOBERMAN & ASSOC., LLC.

115 S. WILKE ROAD, SUITE 301

ARLINGTON HEIGHTS, IL 60005

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HAWTHORN WOODS, IL 60047

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FAX: (847) 726-9516

OWNER

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CONSULTING CIVIL ENGINEERS & SURVEYORS

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DESIGN FIRM NO:

184005910

EXPIRES: 04-30-21

No. Date Revision

06/01/20

PLAN COMMISSION/

VILLAGE REVIEW

050567

REGISTERED PROFESSIONAL ENGINEER OF

CLIFF TOBERMAN

EXPIRES: 11/30/21

PROPOSED IMPROVEMENTS

17302 OAK PARK AVE.

TINLEY PARK, IL 60477

NJT Project No.

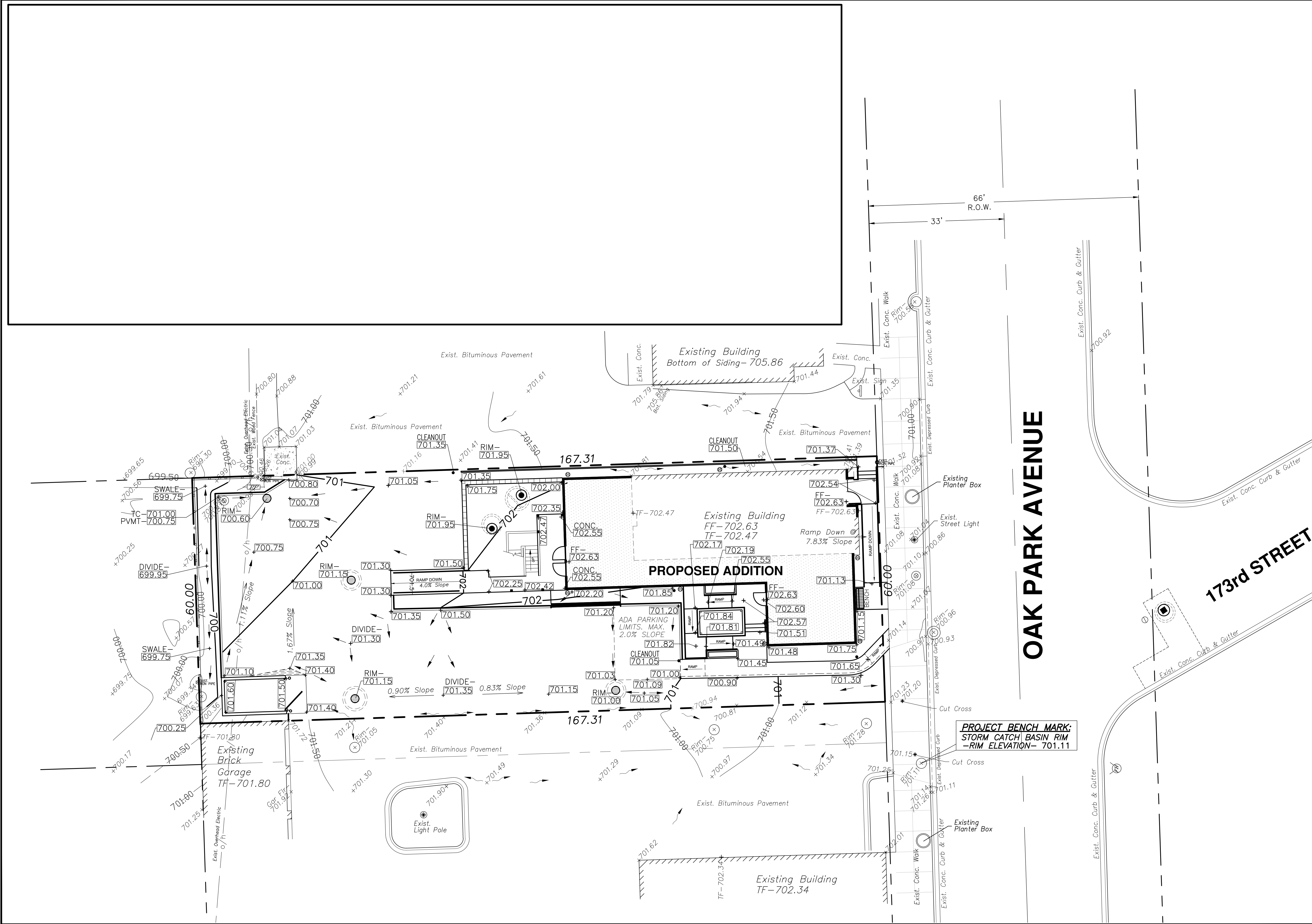
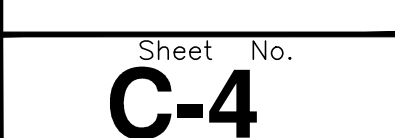
20-7108

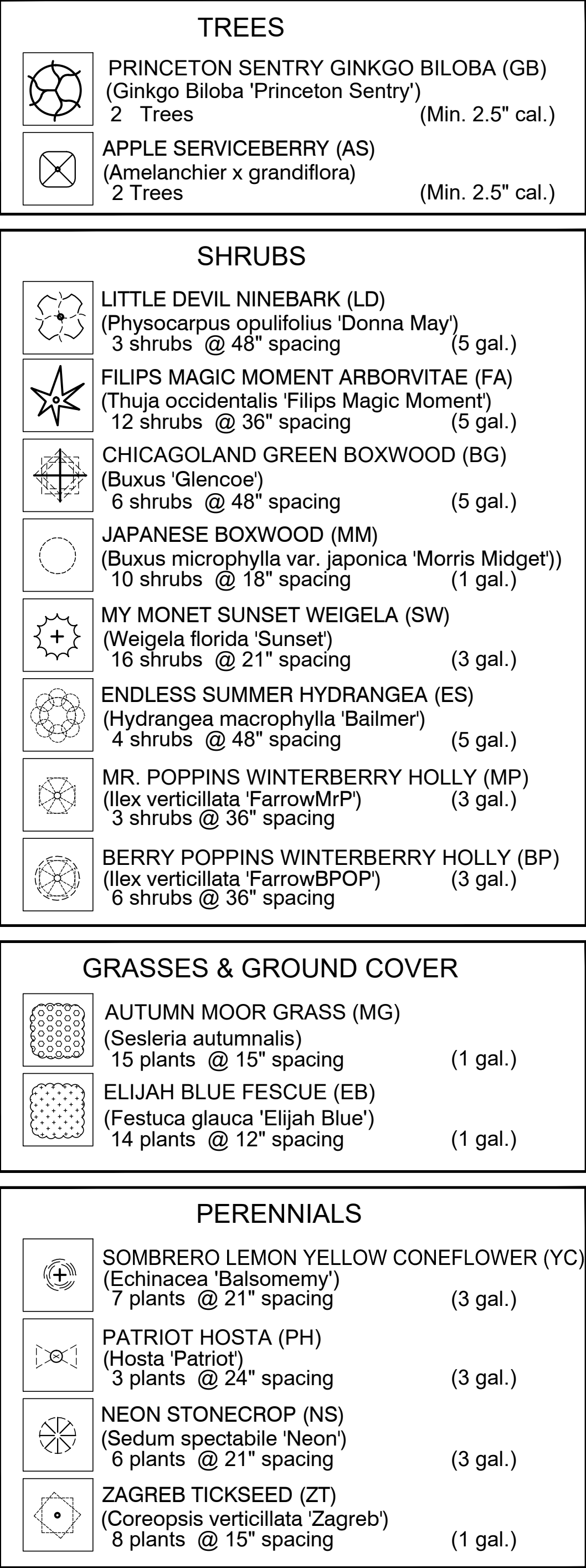
SITE PLAN

Sheet No.

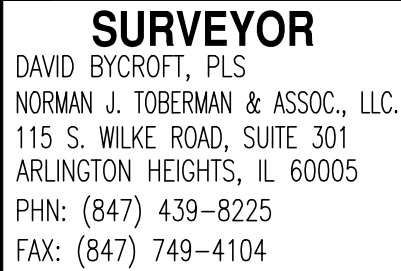
C-2

Sheet No.
C-3





****NOTE:**
ALL PLANTING AREAS ARE TO BE FINISHED WITH
HARDWOOD MULCH AT MINIMUM 3" DEPTH.



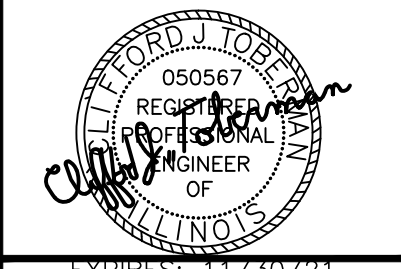
ARCHITECT
A+M ARCHITECTS, LLC.
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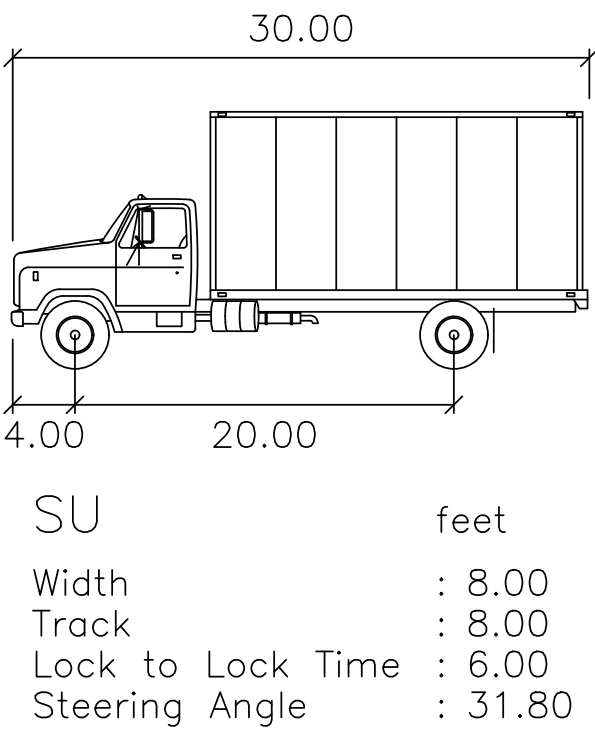
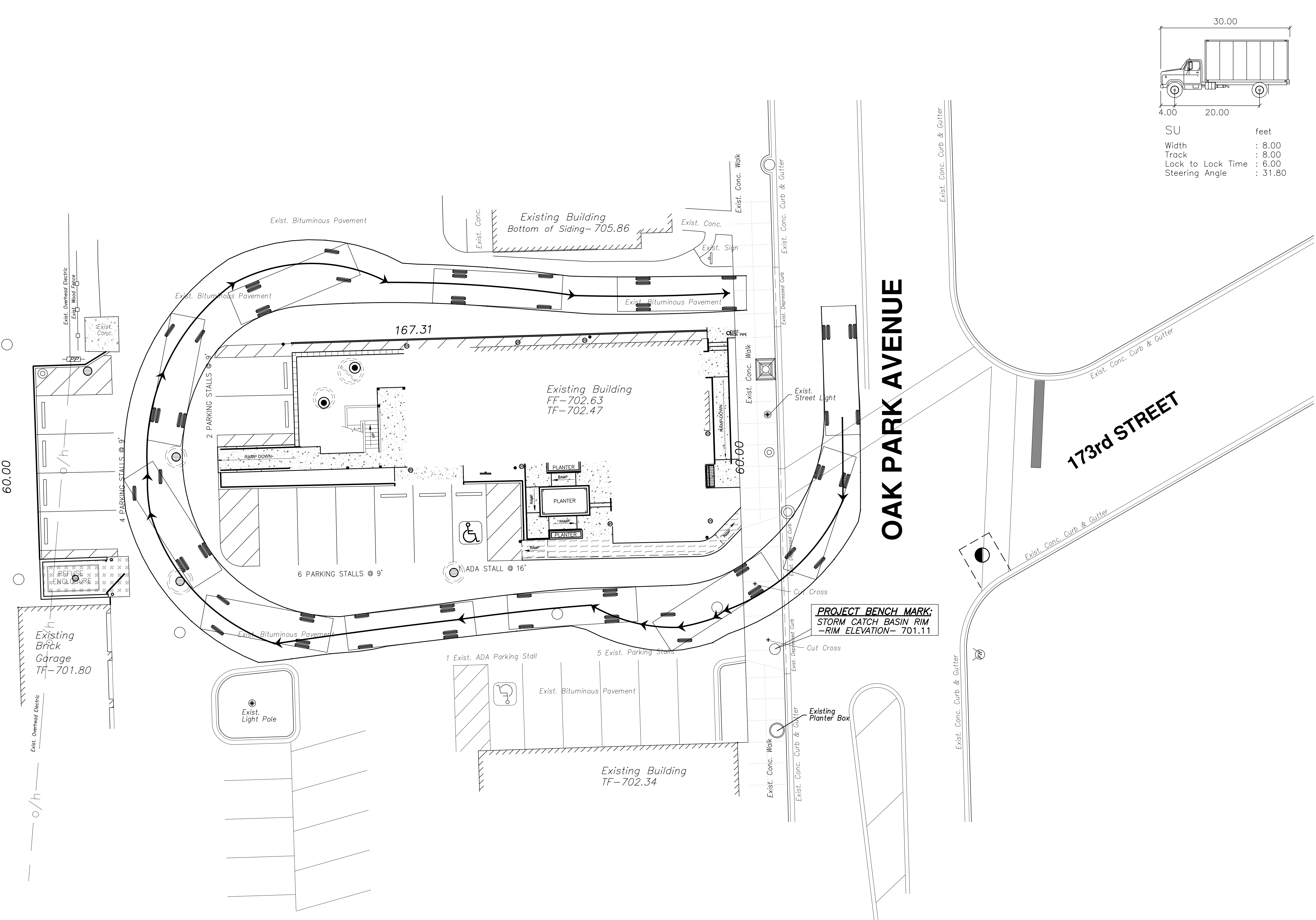
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**PROPOSED
IMPROVEMENTS**
17302 OAK PARK AVE.
TINLEY PARK, IL. 60477

NJT Project No.
20-7108

LANDSCAPE PLAN

Sheet No.
L-1



| LEGEND | |
|----------|----------|
| EXISTING | PROPOSED |
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SURVEYOR
DAVID BYCROFT, PLS
NORMAN J. TOBERMAN & ASSOC., LLC.
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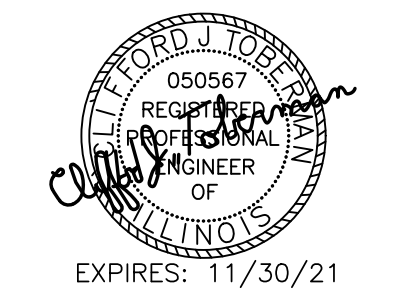
ARCHITECT
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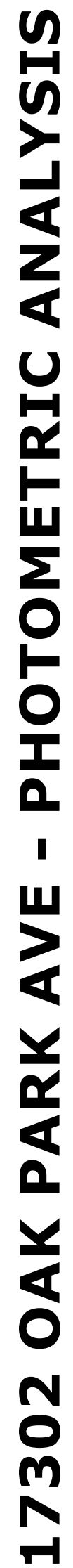


PROPOSED IMPROVEMENTS
17302 OAK PARK AVE.
TINLEY PARK, IL. 60477

NJT Project No.
20-7108

Delivery Truck Turning Exhibit

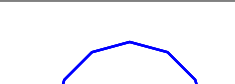
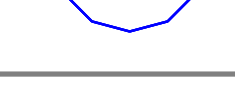

Sheet No.
C-T.2



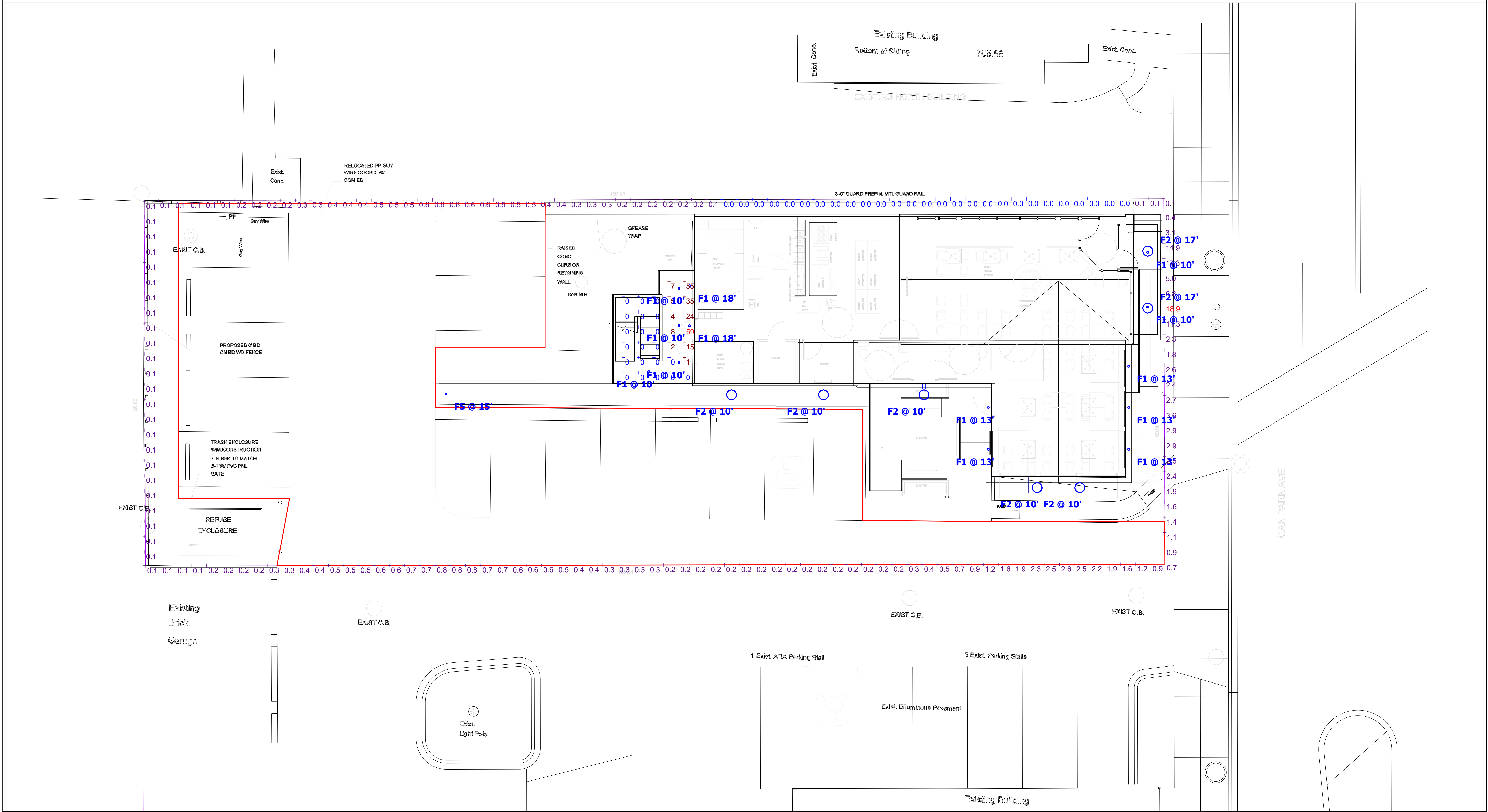
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JB
DATE
6/5/2020
SCALE
Not to Scale
KSA CONTACT
PAGE SIZE
ARCH E1



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JB
DATE
6/5/2020
SCALE
Not to Scale
KSA CONTACT
PAGE SIZE
ARCH E1

| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lumens per Lamp | LLF | Wattage |
|---|-------|-----|--------------------|---|---|-----------------|------|---------|
|  | F1 | 13 | Aculux | INIT3 D 12LM 40K 80CRI 25D EZ1 MVOLT NT3DP CD | ACULUX INITIA 3" ROUND DOWNLIGHT, 1200 LUMEN, 25° BEAM, CLEAR DIFFUSE REFLECTOR | 1300 | 0.93 | 11.9 |
|  | F2 | 7 | ANP Lighting | W520M024LDDW40K | 20.0" WAREHOUSE SHADE 24W Cree LMH02B Module - 4000K CCT - Wide Distribution | 3037 | 0.93 | 29.09 |
|  | F5 | 1 | Sternberg Lighting | 6130LED-4ARC45T5-MDL03-CSA | 6130LED HERITAGE, 6-Sided Post Top Lantern, Clear Textured Acrylic, Type 5 | 5952 | 0.93 | 65.1 |

2 of 3



Plan View
Scale - 5/8" = 4ft

- NOTES:**
- 1. CALCULATION POINTS ARE AT GROUND LEVEL.
 - 2. ALL FIXTURE HEIGHTS ARE NOTED ON THE PLAN
 - 3. CALCULATIONS POINTS ARE ON A 2'-6" x 2'-6" SPACING.
 - 4. CARS, SHRUBBERY, EQUIPMENT AND SIGNAGE CAN CAUSE REDUCED LIGHT LEVELS FROM WHAT IS EXPECTED.
 - 5. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.
- **FIELD VERIFICATION REQUIRED.**

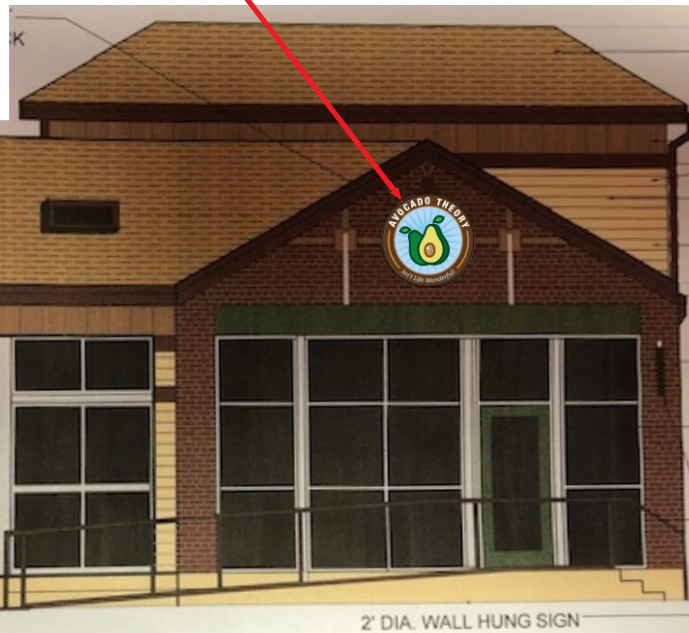
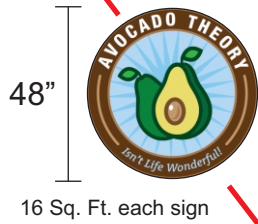
| Statistics | | | | | | |
|---------------------|--------|--------|---------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Balcony Calc. | + | 7 fc | 59 fc | 0 fc | N/A | N/A |
| Full Area Calc. | + | 0.8 fc | 44.5 fc | 0.0 fc | N/A | N/A |
| Parking Lot Calc. | ✕ | 1.2 fc | 9.2 fc | 0.1 fc | 92.0:1 | 12.0:1 |
| Property Line Calc. | + | 0.9 fc | 18.9 fc | 0.0 fc | N/A | N/A |

| Schedule | | | | | | | | | |
|----------|-------|-----|--------------------|---|---|-----------------|------|---------|--|
| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lumens per Lamp | LLF | Wattage | |
| | F1 | 13 | Aculux | INIT3 D 12LM 40K 80CRI 25D EZ1 MVOLT NT3DP CD | ACULUX INITIA 3" ROUND DOWNLIGHT, 1200 LUMEN, 25° BEAM, CLEAR DIFFUSE REFLECTOR | 1300 | 0.93 | 11.9 | |
| | F2 | 7 | ANP Lighting | W520M024LDDW40K | 20.0" WAREHOUSE SHADE 24W Cree LMH02B Module - 4000K CCT - Wide Distribution | 3037 | 0.93 | 29.09 | |
| | F5 | 1 | Sternberg Lighting | 6130LED-4ARC45T5-MDL03-CSA | 6130LED HERITAGE, 6-Sided Post Top Lantern, Clear Textured Acrylic, Type 5 | 5952 | 0.93 | 65.1 | |

***THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION OF KSA LIGHTING & CONTROLS. THIS DOCUMENT MAY ONLY BE USED BY OR FOR THE BENEFIT OF KSA LIGHTING & CONTROLS REPRESENTATIVES AND CUSTOMERS. FOR LIGHTING DESIGNS THIS LIGHTING DESIGN IS NOT A PROFESSIONAL ENGINEERING DRAWING AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. KSA LIGHTING & CONTROLS IS NOT RESPONSIBLE FOR SPECIFYING THE LIGHTING OR ILLUMINATION REQUIREMENTS FOR ANY SPECIFIC PROJECT, INCLUDING MUNICIPAL OR BUILDING CODE REQUIREMENTS. IT IS THE OBLIGATION OF THE END-USER TO CONSULT WITH A PROFESSIONAL ENGINEERING ADVISOR TO DETERMINE WHETHER THIS LIGHTING DESIGN MEETS THE APPLICABLE PROJECT REQUIREMENTS FOR LIGHTING SYSTEM PERFORMANCE, SAFETY, SUITABILITY AND EFFECTIVENESS FOR USE IN A PARTICULAR APPLICATION. FIELD VERIFICATION IS RECOMMENDED WHEN CALCULATIONS ARE BASED ON END-USER OR CUSTOMER-PROVIDED INFORMATION. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL FIELD PERFORMANCE TO DIFFER FROM THE CALCULATED PHOTOMETRIC PERFORMANCE REPRESENTED IN THIS LIGHTING DESIGN. IN NO EVENT WILL KSA LIGHTING & CONTROLS BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF THIS LIGHTING DESIGN.

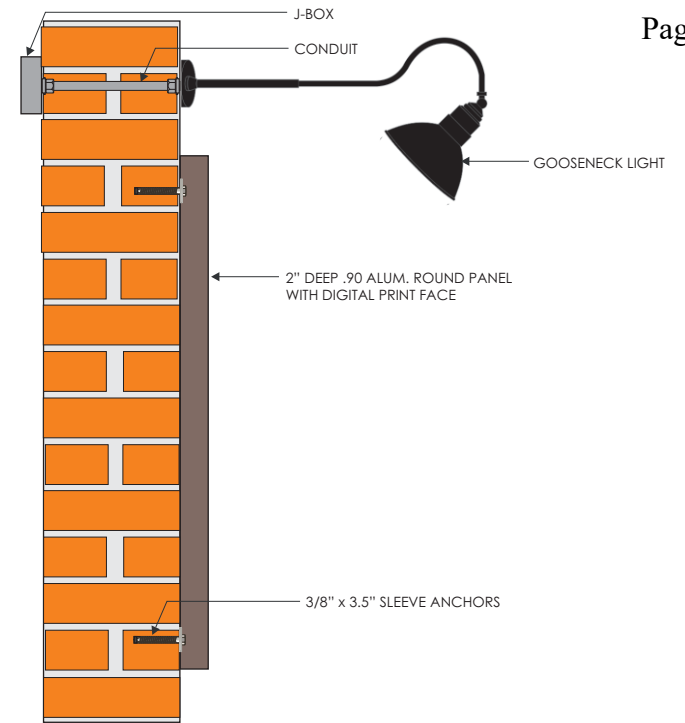


South Elevation

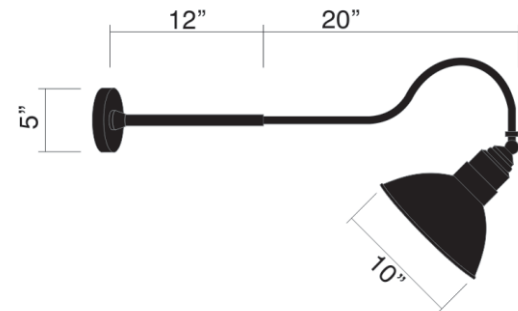


East Elevation

2' DIA. WALL HUNG SIGN



Typical Alum. Pan Formed Logo
Not to scale



Gooseneck Style Arm with Adjustable 10" Shade and Free Extension Arm. Adjustable Angle to Allow For Area Lighting or Sign Lighting UL Listed Standard Edison Light Bulb Holder (E26 or E27 Base) Suitable for LED, CFL, or Incandescent Light Bulbs Includes a free 12" extension arm; which adds an additional 12" to the standard 20" gooseneck arm.



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☒ Special Use for: Convers/stand alone commercial to mixed use
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☐ Variation ☐ Residential ☐ Commercial for 2 story mixed use bldg vs 3 story
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☒ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Avocado Theory

Project Description: Convert existing bldg from a business use to a mixed use single story restaurant with residential above at back half of the bldg.

Project Address: 17302 Oak Park St Property Index No. (PIN): 28-30-308-023-0000

Zoning District: Legacy Lot Dimensions & Area: 60' X 167' = 10,020 sf = .23 acres

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Krunal Patel Company: Avocado Theory, Inc.

Street Address: 2716 W. 84th St City, State & Zip: Chicago, IL 60652

E-Mail Address: Kru5454@gmail.com Phone Number: 618-525-2382

APPLICANT INFORMATION

☐ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: Alan Arns Company: A+M Architects, LLC

Relation To Project: Architect

Street Address: 40 Landover Prkwy #3 City, State & Zip: Hawthorn Woods, IL

E-Mail Address: Al@am-arch.net Phone Number: 815-790-6401



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized representative.

I hereby authorize Alan Arns (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____

Property Owner Name (Print): _____

0411612020

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: _____

Property Owner Name (Print): _____

Krunal Patel

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Alan Arns

Date: _____

04-17-20

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-067

**AN RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT OF
EASEMENT FOR A PUBLIC INGRESS/EGRESS AT 17302 OAK PARK AVE**

**JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK**

**CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-067**AN RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT OF
EASEMENT FOR A PUBLIC INGRESS/EGRESS AT 17302 OAK PARK AVE**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the Village of Tinley Park (“Village”) has considered the Plat of Easement for Public Ingress/Egress (“Plat”) pertaining to certain real property located at 17302 Oak Park Avenue, Tinley Park, Illinois 60477 (“Subject Property”), a true and correct copy of which is attached hereto and made a part hereof as Exhibit 1; and

WHEREAS, said Plat, was referred to the Plan Commission of the Village and has been processed in accordance with the Village of Tinley Park Zoning Ordinance; and

WHEREAS, the Plan Commission held a public hearing on the proposed Plat on June 18, 2020, by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures”, at which time all persons were afforded an opportunity to be heard; and

WHEREAS, the Plan Commission voted 7-0 in favor to recommend that said Plat be approved; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Plat be approved by this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Plat; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: That the report and findings and recommendations of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely, as if fully recited herein at length.

SECTION 2: That the President and Board of Trustees of the Village of Tinley Park, hereby approve and accept said Plat, attached hereto as Exhibit 1, and all necessary Village Officials and staff are hereby authorized to execute said Plat prior to final recording, subject to review and revision as to form by the Village Attorney and Village staff.

SECTION 3: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

SECTION 4: That this Resolution shall be in full force and effect from and after its adoption and approval.

SECTION 5: That the Village Clerk is hereby ordered and directed to publish this Resolution in pamphlet form, and this Resolution shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 7th day of July, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 7th day of July, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2020-R-067, “AN RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT OF EASEMENT FOR A PUBLIC INGRESS/EGRESS AT 17302 OAK PARK AVE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 7, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 7th day of July, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

Plat of Easement
over part of

PARCEL 1:

LOT 1 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 1 IN CHRISTIAN ANDRES' SUBDIVISION OF A PART OF THE SOUTH ½ OF LOT 1 OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 17302 OAK PARK AVENUE, TINLEY PARK, IL

P.I.N. 28-30-308-023-0000

PARCEL 2:

THE SOUTH 10 FEET (EXCEPT THE WEST 22 FEET THEREOF) OF LOT 1 IN CHRISTIAN ANDRES' SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH ½ OF LOT 1 OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED APRIL 3, 1879 AS DOCUMENT NUMBER 216647, TOGETHER WITH LOT 2 (EXCEPT THE WEST 22 FEET THEREOF AND ALSO EXCEPT THE EAST 65 FEET OF THE SOUTH 28 FEET THEREOF) IN BLOCK 1 IN SAID SUBDIVISION, TOGETHER WITH LOT 3 (EXCEPT THE WEST 22 FEET OF THE NORTH 32 FEET THEREOF AND ALSO EXCEPT THE EAST 65 FEET THEREOF) IN BLOCK 1 IN SAID SUBDIVISION, TOGETHER WITH LOT 4 (EXCEPT THE EAST 65 FEET OF THE NORTH 28 FEET THEREOF AND ALSO EXCEPT THE EAST 48.5 FEET OF THE SOUTH 14 FEET OF THE NORTH 42 FEET THEREOF) IN BLOCK 1 IN SAID SUBDIVISION, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 17318 OAK PARK AVENUE, TINLEY PARK, IL

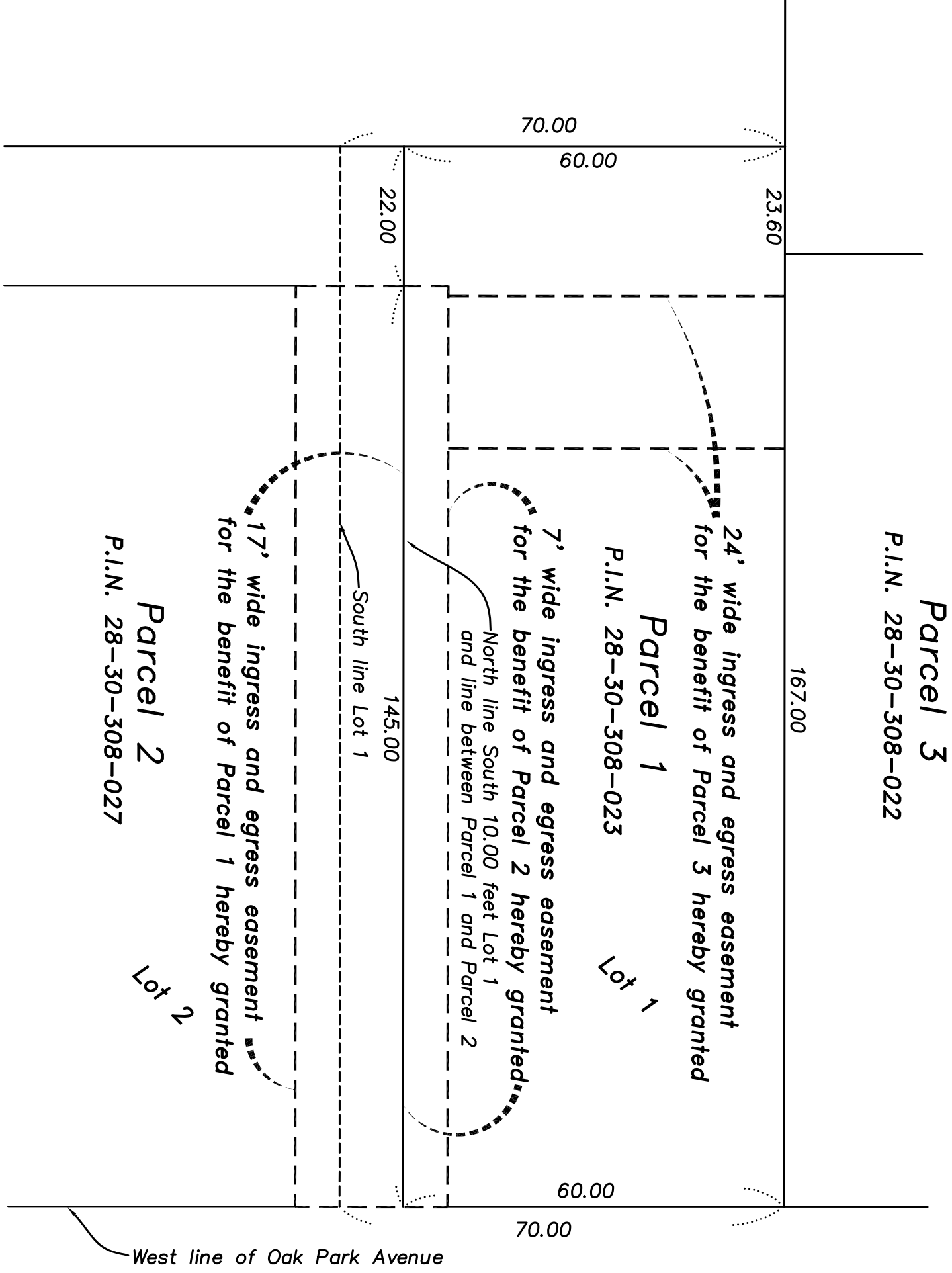
P.I.N.28-30-308-027-0000

PARCEL 3:

LOT 1 (EXCEPT THE SOUTH 5 FEET THEREOF) IN BLOCK 3 OF CHRISTIAN ANDRES SUBDIVISION OF PART OF SOUTH ½ OF LOT 1 LYING NORTH OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD IN THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 17270 OAK PARK AVENUE, TINLEY PARK, IL

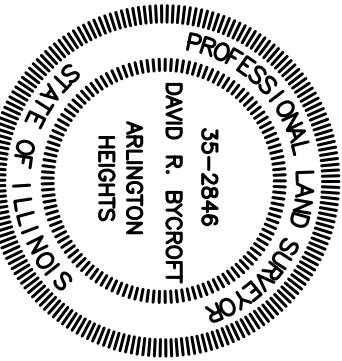
P.I.N. 28-30-308-022-0000



State of Illinois }
County of Cook } SS.

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have prepared this plat from office records for the purpose of creating an easement and that this plat is a correct representation of said office records dated at Arlington Heights, Illinois, this 9th day of June, 2020

by _____
as Illinois Professional Land Surveyor No. 2846



Design Firm #184-005910
Expires April 30, 2021

Parcel 1 Land Owner Certificate

State of Illinois }
County of Cook } SS.
This is to certify that _____ is the sole owner of the property described hereon and that they have caused said property to be granted for an easement for public ingress, egress, and access as shown hereon.

Dated this _____ day of _____, A.D., 2020

Owner _____

Notary Certificate

State of Illinois }
County of Cook } SS.

I, _____ a notary public in and for said County in the State aforesaid, does hereby certify that

_____ personally known to me to be the same person whose name is subscribed to the foregoing instrument as the sole owner, who appeared before me this day in person & acknowledged that he signed and delivered said instrument of his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2020

Notary Public _____

My commission expires on _____

Parcel 2 Land Owner Certificate

State of Illinois }
County of Cook } SS.

This is to certify that _____ is the sole owner of the property described hereon and that they have caused said property to be granted for an easement for public ingress, egress, and access as shown hereon.

Dated this _____ day of _____, A.D., 2020

Owner _____

Notary Certificate

State of Illinois }
County of Cook } SS.

I, _____ a notary public in and for said County in the State aforesaid, does hereby certify that

_____ personally known to me to be the same person whose name is subscribed to the foregoing instrument as the sole owner, who appeared before me this day in person & acknowledged that he signed and delivered said instrument of his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2020

Notary Public _____

My commission expires on _____

Village Board Certificate

State of Illinois }
County of Cook } SS.

Approved by the President and the Board of Trustees of the Village of Tinley Park, Illinois, at a meeting held this _____ day of _____, 2020

by _____ Village President

attest: _____ Village Clerk

Village Engineer Certificate

State of Illinois }
County of Cook } SS.

Approved by the Village Engineer of the Village of Tinley Park, Illinois,

this _____ day of _____, 2020

by _____ Village Engineer

Revised June 9, 2020 to add signature blocks

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2020-O-036

**AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN PROPERTY
LOCATED AT 17551 THERESA LANE TO THE VILLAGE OF TINLEY PARK**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-036**AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN PROPERTY
LOCATED AT 17551 THERESA LANE TO THE VILLAGE OF TINLEY PARK**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, pursuant to Section 7-1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1), the Village of Tinley Park ("Village") is authorized to annex any territory that is not within its corporate limits but is contiguous to the Village; and

WHEREAS, a petition has been filed with the Village Clerk and presented in proper form to the President and Board of Trustees of the Village of Tinley Park requesting that a territory, described herein, be annexed to the Village of Tinley Park, Cook and Will Counties; and

WHEREAS, the aforesaid petition is in proper form under oath, signed by all owners of record of all the land within the territory and also by all the electors within or on said territory; and

WHEREAS, said territory is contiguous to the corporate limits of the Village; and

WHEREAS, legal notices regarding the intention of the Village to annex said territory have been sent to all public bodies required to receive such notice by the statute; and

WHEREAS, copies of such notices required to be recorded, if any, have been recorded in the Office of the Recorder of Cook County; and

WHEREAS, the legal owner of record of said territory and the Village have entered into a valid and binding annexation agreement relating to such territory; and

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the terms of the annexation agreement and state law; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, have determined that it is in the best interest of said Village and its residents that the territory be annexed to the Village; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: That the Village hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

SECTION 2: That the following territory described be and is hereby annexed to the Village of Tinley Park, Cook and Will Counties, Illinois pursuant to 65 ILCS 5/7-1-1 and 65 ILCS 5/7-1-8:

LEGAL DESCRIPTION OF TERRITORY:

THE EAST 100 FEET OF THE WEST 450 FEET OF THE SOUTH 150 FEET OF THE SOUTH 20 ACRES OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 28-19-306-018-0000

COMMONLY KNOWN AS: 17551 Theresa Lane, Tinley Park, Illinois

Together with any adjacent street or highway required by law to be annexed pursuant to the provisions of 65 ILCS 5/7-1-1 and 65 ILCS 5/7-1-8.

The annexation of the above-described territory shall extend to the far side of any adjacent highway and shall include all of every highway within said territory.

SECTION 3: That the Village Clerk is hereby directed to record with the Recorder's Office of Cook County and to file with the Cook County Clerk a certified copy of this Ordinance, together with the accurate map of the territory annexed appended to this Ordinance.

SECTION 4: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 21st day of 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 21st day of July, 2020.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-036, “AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN PROPERTY LOCATED AT 17551 THERESA LANE TO THE VILLAGE OF TINLEY PARK,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 21, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 21st day of July, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



PLAN COMMISSION STAFF REPORT

JUNE 18, 2020 – PUBLIC HEARING

16651 Theresa Lane – Rezoning (Upon Annexation)

Petitioner

Aleksandra Ligas
(Property Owner)

Property Location

16651 Theresa Lane

PIN

28-19-306-018-0000

Zoning

Current: Unincorporated
Cook County (R-4)

Proposed: R-6, Medium-
Density Residential

Approvals Sought

Rezoning (Upon
Annexation)



EXECUTIVE SUMMARY

The subject property was developed in 1996 as a four-unit condo building. Its original development occurred with the belief, by both the Village and developer, that the entire property had been previously annexed into the Village of Tinley Park. The subject development was approved and permitted by the Village, is connected to Village utilities, and has received Village services since that time. However, it has been found that the property is actually two parcels and only the outlot (front yard) is currently located in the Village. The second lot, which includes the principal building and parking structure, has remained unincorporated. Since its original development, the property has had the original condo declarations removed; it currently has a single owner.

Upon noticing the situation, Village staff led efforts to contact and discuss the situation with the property owner. To rectify this situation, the owner/Petitioner, Aleksandra Ligas, agreed to voluntarily annex the property and rezone it to comply with the surrounding R-6 (Medium-Density Residential) zoning district. Voluntarily annexing ensures no loss in Village services for the residents living at the property, brings the property into zoning compliance, and avoids the need for the Village to consider other methods of annexation. The Village agreed to prepare the Plat of Annexation for the request. The use and building will be legal and conforming under the proposed R-6 zoning district that is similar to the surrounding area. No changes to the existing building or site are proposed with the annexation or rezoning.

Project Planner

Daniel Ritter, AICP
Senior Planner

EXISTING HISTORY & ZONING

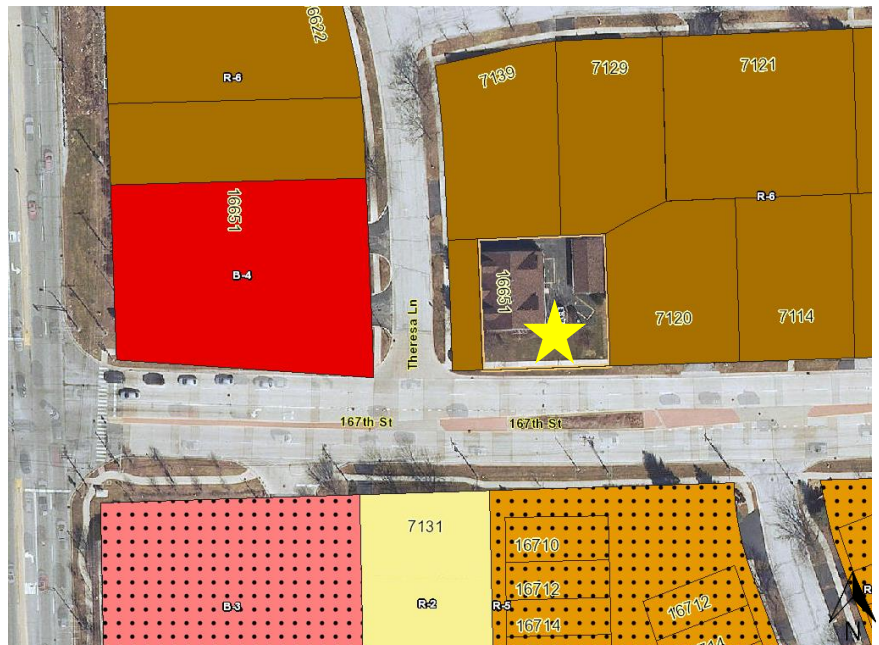
The subject site originally had a single-family house on it that was constructed in the mid-1940s as part of the area's farmstead. That home continued to exist at that location while the surrounding Brentmontne area developed through the 1970s and 1980s. The subject property had been specifically excluded from the surrounding annexations since it was an occupied house with a well and septic system. The house was demolished around 1987 and it remained a vacant lot until a developer for the property came forward in 1996. At the time, it appears the developer and Village both believed that the site had been annexed into the Village of Tinley Park and zoned R-6, similar to the surrounding neighborhood. Evidence of this understanding is based upon the application, review, and approval of the project through the Long-Range Plan Commission process. The development went through all required Village approval processes, passed all required building inspections, and was issued a Certificate of Occupancy. The building was connected to Village utilities and has received Village services since that time.

With better GIS technology available that is connected with county parcel mapping systems, it was recently found that the property is actually split into two lots, with only one portion (the front yard outlot) being located in the Village. The other lot, that previously had the old house remains in unincorporated Cook County. The county zoning is R-4, which is most similar to the Village's R-2 zoning district and means the site is non-conforming under the current county zoning. The Village reached out to the owner in January to discuss the issue, and the owner agreed to submit the appropriate applications to properly annex and zone the property.

The properties to the north and east are similar multi-family buildings zoned R-6 (Medium-Density Residential). To the west is an ATI Physical Therapy business zoned B-4 (Office and Service Business). To the south across 167th Street is a single-family home zoned R-2 (Single-Family Residential) and townhomes zoned R-5 (Low-Density Residential).



Above: Unincorporated lot is in yellow. Incorporated lot is to the west in green.
Below: Area zoning districts around subject site (indicated with yellow star).



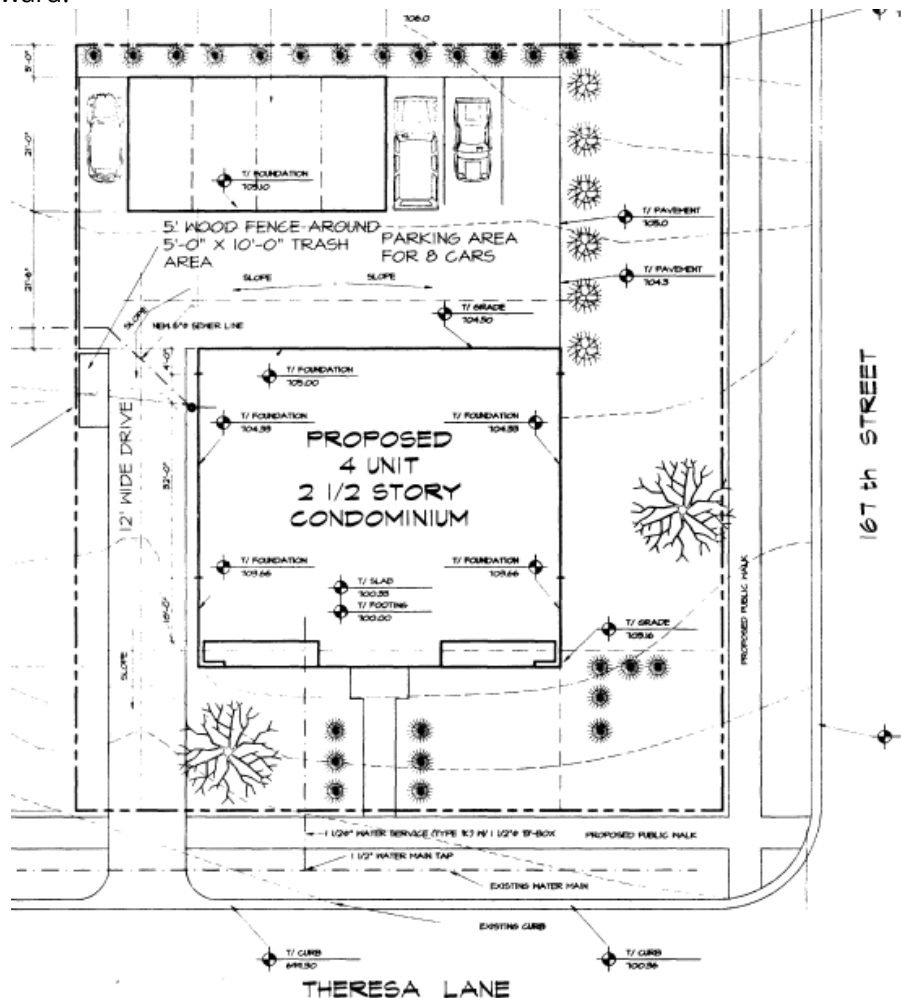
PROPOSED USE & REZONING

The Petitioner is requesting annexation into the Village. The Annexation Ordinance will be scheduled for Village Board consideration at the same time as the rezoning request. No annexation agreement is proposed for the property. While the Plan Commission does not specifically review annexations in themselves, the appropriate zoning district and overall development proposal are reviewed as part of the request.

The site has an existing 2.5 story four-unit multi-family apartment building located on it. It also has a separate detached accessory garage building located at the east end of the property with four garage spaces. Five visitor spaces also exist on the site. When the site was developed in 1996, it was believed to have been in the R-6 (Medium-Density Residential) zoning district and was developed to meet those zoning regulations. The R-6 zoning district appears to be the best available option for the new zoning because it was originally developed under that zoning district and the site's other lot that is currently annexed into the Village, is also in the zoning district. The block's overall development consists of similar size and appearance multi-family buildings. The Comprehensive Plan designates the parcel and overall areas simply "residential."

SITE CHANGES

No site plan, landscaping, lighting, parking, or other changes are proposed with the property. All plans and approvals from 1996 are proposed to remain valid. The only change that has been made since the approval was a minor change to the rear parking configuration due to complaints from the neighboring property about headlight glare. There are no known property maintenance issues and it will be subject to Village property maintenance inspections going forward.



Above: 1996 Approved Site Plan.



Above: 1996 Approved Front Elevation.



Above: Current Picture of Subject Site - Front (Taken May 22, 2020)



Above: Current Picture of Subject Site - Rear (Taken May 22, 2020)

STANDARDS FOR REZONING APPROVAL

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following “LaSalle Standards” have been supplied for the Commission to consider. Staff has provided the following draft Findings for the Commission’s review. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing.

- a. The existing uses and zoning of nearby property;
 - *The R-6 zoning district will allow the Subject Property to serve as an extension of the existing R-6 designation for the similar surrounding medium-density multi-family buildings.*
- b. The extent to which property values are diminished by the particular zoning;
 - *The property is already developed with a permitted use and is similar to the surrounding area's development. Rezoning to R-6, will maintain zoning that was believed to be there for many years.*
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
 - *No changes to the property are expected with the rezoning or in the near future. The property was believed to be zoned R-6 during its development, similar to adjacent properties.*
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - *Hardships of neighboring property owners have not been identified. Lighting, dumpster locations, landscaping, cross-access, and overall site layout were designed to avoid any issues with the neighboring properties. The project will allow the continuation of Village services to the property and will pay its fair share of property taxes to support those services.*
- e. The suitability of the property for the zoned purpose;
 - *The site was previously developed under the belief that it was zoned R-6 and the existing development complies with that zoning district.*
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
 - *The lot is not vacant, but was incorrectly identified as being annexed into the Village and zoned R-6. The annexation and this rezoning will correct that error.*
- g. The public need for the proposed use; and
 - *The project will allow the continuation of Village services to the property and its residents. The property will pay its fair share of property taxes to support those services that it utilizes.*
- h. The thoroughness with which the municipality has planned and zoned its land use.
 - *The property is identified as Residential in the 2000 Comprehensive Plan. The property is similar to the surrounding area's development of medium-density multi-family buildings with 4-8 per units per building.*

MOTION TO CONSIDER

If the Plan Commission wishes to take action on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative. By making a motion in the affirmative, it does not indicate a specific recommendation in support or against the plan.

Motion for Map Amendment/Rezoning:

"...make a motion to recommend that the Village Board grant the Petitioner, Aleksandra Ligas (property owner), a Rezoning (Map Amendment) for the property located at 16651 Theresa Lane, upon annexation to the R-6 (Medium-Density Residential) zoning district and adopt the Findings of Fact as proposed by Village Staff in the Staff Report dated June 18, 2020."

LIST OF REVIEWED PLANS

| Submitted Sheet Name | Prepared By | Date On Sheet |
|---|----------------------------|---------------|
| Petitioner Annexation Petition March 9, 2020 | Petitioner | 3.9.20 |
| Plat of Annexation – 16651 Theresa Lane | Robinson Engineering | 3.19.20 |
| 1996 LRPC Approved Site Plan and Architecture | Philip J. Riley Architects | 8.11.96 |



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☐ Special Use for: _____
☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
☐ Variation ☐ Residential ☐ Commercial for _____
☒ Annexation
☒ Rezoning (Map Amendment) From Unincorporated to R-6
☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
☐ Site Plan
☐ Landscape Change Approval
☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: 16651 Theresa Ln Annexation
 Project Description: Annexation
 Project Address: 16651 Theresa Lane Property Index No. (PIN): 28-19-306-018-0000
 Zoning District: R-6 (Proposed) Lot Dimensions & Area: ~120' x 100' (12,000 sq ft)
 Estimated Project Cost: \$ 0 (Both Lots)

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Aleksandra Dvorsky Company: _____
 Street Address: 711 Woodale Ln City, State & Zip: _____
 E-Mail Address: Lemont IL 60439 Phone Number: 630-546-1144

APPLICANT INFORMATION

☒ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: _____ Company: _____
 Relation To Project: _____
 Street Address: _____ City, State & Zip: _____
 E-Mail Address: _____ Phone Number: _____



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize _____ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

**PETITION REQUESTING ANNEXATION
TO THE VILLAGE OF TINLEY PARK, ILLINOIS**

TO: THE VILLAGE CLERK, VILLAGE OF TINLEY PARK, ILLINOIS

We, the undersigned Petitioner(s), owner(s) of record of all the land herein requested to be annexed, respectfully represent that all the conditions required for annexation to the Village of Tinley Park, pursuant to and in accordance with Chapter 65, Illinois Compiled Statutes, Act 5, Illinois Municipal Code, Article 7, Division 1, Section 8 (65 ILCS 5/7-1-8) do hereby exist, to wit:

1. That the territory requested to be annexed is legally described as follows (include tax identification number):

*See Attached Descriptions.
PIN - 28-19-306-018-0000*

2. That the described territory is not within the corporate limits of any municipality, but is contiguous to the Village of Tinley Park, a municipality organized and existing under the laws of the State of Illinois.
3. That a Plat of Annexation showing the described territory is attached hereto and made a part of this Petition.
4. That this petition is signed by the owners of record of all land in the described territory.

5. That one of the following statements is true:



That this petition is signed by all the electors residing in the described territory. (Property has a home built on it)



That there are no electors residing in the described territory. (Property is vacant)

WHEREFORE, your Petitioners respectfully request the Corporate Authorities of the Village of Tinley Park to annex the above described territory to the Village of Tinley Park.

| PRINTED NAME(S) of OWNER(S) | SIGNED NAME(S) of OWNER(S) | ADDRESS |
|-----------------------------|----------------------------|-------------------------|
| <i>Aleksandra Ligas</i> | <i>Aleksandra Ligas</i> | <i>711 Wood Glen Ln</i> |
| _____ | _____ | <i>Lemont</i> |
| _____ | _____ | <i>IL 60439</i> |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

I, *Aleksandra Ligas*, (printed name of individual signing oath) do hereby state under oath that I am one of the Petitioners in the above and foregoing Petition for Annexation, that I have read the same, and that the facts stated in such Petition are true and correct.

Petitioner Signature: *Aleksandra Ligas*

To Be Completed by a Notary Public:

Subscribed and sworn to before me this *9th* day of *March*, 20*20*

Barbara S. Balcerzak
Notary Public





Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS ANNEXATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting **Annexation into the Village of Tinley Park** from the terms of the Zoning and Subdivision Ordinances. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Additional time may be required for drafting and review of an Annexation Agreement.

- ☐ Schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, receive preliminary feedback, and describe submittal requirements and any applicable fees, donations, and recaptures.
- ☐ General Application form is complete and is signed by all property owner(s) and applicant (if applicable). Include all engineering and surveyor contact information.
- ☐ Signed and notarized annexation petition (attached).
- ☐ Ownership documentation is submitted for all affected properties indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any existing and proposed uses or buildings should be described in detail. Requested zoning district (annexations automatically come in under R1 Zoning District) and describe the need for such a zoning district and how it relates to the Village's Comprehensive Plan. Any additional requests such as rezoning, site plan approval, variations, waivers or incentives should be indicated in the narrative as well.
- ☐ A Plat of Annexation for the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☐ Site Plans, engineering, plat and other information indicating existing and proposed grading, utilities, and structures on the site.
- ☐ Hearing fees differ based upon the request and the need for engineering and legal fees as well as specific recaptures, school/parks donations, impact fees, or other applicable payments required prior to annexation. A fee total for review will be provided upon a complete submittal and a final fee total will be presented prior to scheduling a public hearing.

16651 Theresa Lane (Unincorporated Lot 2)

THE EAST 100 FEET OF THE WEST 450 FEET OF THE SOUTH 150 FEET OF THE SOUTH 20 ACRES OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly referred to as the Twin Pines Condominium, as recorded in document 09149864.

Current PIN – 28-19-306-018-0000

Previous PINs – 28-19-306-017-(1001-1004), 28-19-306-011-0000

16651 Theresa Lane (Incorporated Outlot)

OUT LOT 'A' IN SIECLAR SUBDIVISION BEING S SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Current PIN – 28-19-306-016-0000

Previous PIN – 28-19-306-014-0000

PLAT OF ANNEXATION

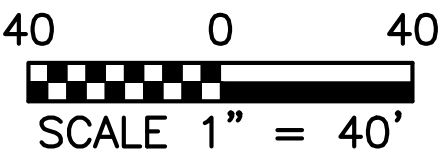
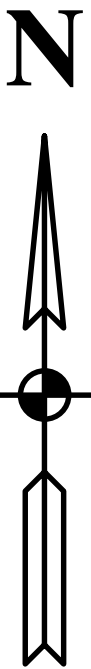
TO THE VILLAGE OF TINLEY PARK, ILLINOIS

Of

THE EAST 100 FEET OF THE WEST 450 FEET OF THE SOUTH 150 FEET OF THE SOUTH 20 ACRES OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-19-306-018-0000

KNOWN AS: 16651 THERESA LANE
TINLEY PARK, ILLINOIS



SIECLAR SUBDIVISION
DOC. NO. 20742084

HARLEM AVENUE

WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 19-36-13

LOT 6

THERESA LANE

WEST LINE OF THE EAST 100' OF
THE WEST 450' OF THE SOUTHWEST
QUARTER OF SECTION 19-36-13

(60.00')

OUTLOT A

(50.00')

LOT 11

NORTH LINE OF THE
SOUTH 150' OF THE
SOUTHWEST QUARTER
OF SECTION 19-36-13

(100')

LOT 12

LOT 13

LOT 7

EAST LINE OF THE WEST 450'
OF THE SOUTHWEST QUARTER
OF SECTION 19-36-13

(50.00')

DEDICATED PER
DOC. NO. 26222159

(100')

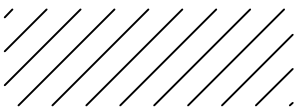
167TH

STREET

SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19-36-13



DENOTES THAT
PORTION HEREBY
ANNEXED



DENOTES
EXISTING LIMITS
OF THE VILLAGE
OF TINLEY PARK

State of Illinois)
County of _____) ss

The undersigned, does hereby certify that they are the owner of the property described hereon and that they hereby agree and consent to the plat of annexation as shown hereon.

ALEKSANDRA LIGAS
711 WOODGLEN LANE
LEMONT, IL 60439

Dated this _____ day of _____, 20 ____.

By: _____

State of Illinois)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____.

A.D. 20____ by _____

Notary Public

My Commission Expires

Ordinance No. _____ adopted the _____ day of _____
_____, A.D. 20____.

Approved by the President and Village Board of Trustees of the Village of Tinley Park,
Illinois at a meeting held this _____ day of _____, A.D. 20 ____.

By: _____
Village President

Attest: _____
Village Clerk

Upon recordation of this document, return
signed original or copy thereof to the following:

The Village of Tinley Park
16250 S. Oak Park Avenue
Tinley Park, Illinois 60477

Attention: Village Clerk

Notes:

- According to Chapter 65 ILCS 5/7-1-1 of the Illinois Compiled Statutes, the new boundary shall extend to the far side of any adjacent highway and shall include all of every highway within the area annexed even though not included in the legal description as set forth above.
- The existing corporate limits shown hereon are referenced from the Village of Tinley Park Official Zoning Map 2019 and CookViewer, Cook County's Map Application web-site.

State of Illinois)
County of Cook) ss

I, BRADLEY K. LUEDERS, an Illinois Professional Land Surveyor, do hereby state that the hereon drawn plat has been prepared at and under my direction for the purpose of annexing the property described hereon to the Village of Tinley Park, Illinois.

South Holland, Illinois March 16, 2020

Bradley K. Lueders
License No. 035-003406
Expires November 30, 2020



(XXX.XX') Denotes record dimension or dimension computed from record dimension values.
XXX.XX' Denotes measured dimension or dimension computed from measured dimension values.

| ROBINSON ENGINEERING, LTD. | | | REVISIONS | | |
|--|--|--|-----------|---------|--|
| CONSULTING REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS | | | No. | Date | Remarks |
| 17000 SOUTH PARK AVENUE SOUTH HOLLAND, ILLINOIS 60473 (708) 331-6700 FAX (708) 331-3826 | | | 1 | 3-19-20 | OWNERSHIP CERTIFICATION ADDED PER VILLAGE REQUEST |
| © COPYRIGHT 2020 | | | | | |
| ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128. | | | | | |
| FOR: | | | | | |
| THE VILLAGE OF TINLEY PARK 16250 S. OAK PARK AVENUE TINLEY PARK, ILLINOIS 60477 | | | | | |
| Drawn by: B.K.L. | | | | | |
| Date: 3-16-2020 | | | | | |
| Checked by: R.E.G. | | | | | |
| Scale: 1" = 40' | | | | | |
| Sheet 1 of 1 | | | | | |
| Project No. 20-R0381 | | | | | |

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 18, 2020 REGULAR MEETING

ITEM #1 PUBLIC HEARING: 16651 Theresa Lane – Map Amendment (Rezoning)

Consider recommending that the Village Board grant Aleksandra Ligas (Property Owner) a Map Amendment (Rezoning) from the Zoning Code for the property located at 16651 Theresa Lane. Upon Annexation, the parcel is proposed to be zoned R-6 (Medium-Density Residential).

Present were the following:

- Chairman Garrett Gray (Participated electronically)
- Eduardo Mani (Participated electronically)
- James Gaskill (Participated electronically)
- Mary Aitchison (Participated electronically)
- Angela Gatto (Participated electronically)
- Steven Vick (Participated electronically)
- Lucas Engel (Participated electronically)

Absent Plan Commissioners:

- Tim Stanton
- Kehla West

Guests: NONE

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER VICK to open the public hearing of 16651 Theresa Lane. Map Amendment.

AYE: All Commissioners participated electronically

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved.

CHAIRMAN GRAY noted anyone wishing to speak on this matter will be sworn in before they speak after staff's presentation.

The Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

Dan Ritter, Senior Planner presented the Staff Report. The subject property was developed in 1996 as a four-unit condo building. Its original development occurred with the belief, by both the Village and developer, that the entire property had been previously annexed into the Village of Tinley Park. The subject development was approved and permitted by the Village, is connected to Village utilities, and has received Village services since that time. However, it has been found that the property is actually two parcels and only the out lot (front yard) is currently located in the Village. The second lot, which includes the principal building and parking structure, has remained unincorporated. Since its original development, the property has had the original condo declarations removed; it currently has a single owner.

Upon noticing the situation, Village staff led efforts to contact and discuss the situation with the property owner. To rectify this situation, the owner/Petitioner, Aleksandra Ligas, agreed to voluntarily annex the property and rezone it

to comply with the surrounding R-6 (Medium-Density Residential) zoning district. Voluntarily annexing ensures no loss in Village services for the residents living at the property, brings the property into zoning compliance, and avoids the need for the Village to consider other methods of annexation. The Village agreed to prepare the Plat of Annexation for the request. The use and building will be legal and conforming under the proposed R-6 zoning district that is similar to the surrounding area. No changes to the existing building or site are proposed with the annexation or rezoning.

The subject site originally had a single-family house on it that was constructed in the mid 1940's as part of the area's farmstead. The house was demolished around 1987 and it remained a vacant lot until a developer for the property came forward in 1996. At that time the developer and the Village both believed that the site was annexed into the Village and rezoned R-6, similar to the surrounding neighborhood. This went through the Long-Range Plan Commission and the permit process and all Village utilities were connected and have received Village services since that time.

It was recently found that the property is actually split into two lots, with only one portion (the front yard out lot) being located in the Village. The other lot, that previously had the old house remains in unincorporated Cook County. The county zoning is R-4 which is most similar to the Village's R-2 zoning district and means the site is non-conforming under the current county zoning. Staff reached out to the owner in January to discuss the issue and the owner agreed to submit the appropriate applications to properly annex and zone the property.

The properties to the north and east are similar multi-family buildings zoned R-6 (Medium-Density Residential). To the west is an ATI Physical Therapy business zoned B-4 (Office and Service Business). To the south across 167th Street is a single-family home zoned R-2 (Single-Family Residential) and townhomes zoned R-5 (Low-Density Residential)

The Annexation Ordinance will be scheduled for Village Board consideration at the same time as the rezoning request. No annexation agreement is proposed for the property. There are no plan changes to this site. The only change will be the parking in the back. They have angled the parking so the automobile lights do not shine into the neighbor's windows. There are no property maintenance issues.

CHAIRMAN GRAY inquired if the Petitioner had any comments. Mr. Ritter noted the Petitioner is not present and has left this to staff.

CHAIRMAN GRAY asked for comments from the Commissioners. Commissioners had no comments or concerns with the proposed zoning.

CHAIRMAN GRAY asked for comments from the public

There were none.

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER GASKILL to close the public hearing of 16651 Theresa Lane. Map Amendment.

AYE: All Commissioners participated electronically

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved.

Mr. Ritter noted the Standards for rezoning approval:

- a. The existing uses and zoning of nearby property;
 - *The R-6 zoning district will allow the Subject Property to serve as an extension of the existing R-6 designation for the similar surrounding medium-density multi-family buildings.*
- b. The extent to which property values are diminished by the particular zoning;
 - *The property is already developed with a permitted use and is similar to the surrounding area's development. Rezoning to R-6, will maintain zoning that was believed to be there for many years.*
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
 - *No changes to the property are expected with the rezoning or in the near future. The property was believed to be zoned R-6 during its development, similar to adjacent properties.*
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - *Hardships of neighboring property owners have not been identified. Lighting, dumpster locations, landscaping, cross-access, and overall site layout were designed to avoid any issues with the neighboring properties. The project will allow the continuation of Village services to the property and will pay its fair share of property taxes to support those services.*
- e. The suitability of the property for the zoned purpose;
 - *The site was previously developed under the belief that it was zoned R-6 and the existing development complies with that zoning district.*
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
 - *The lot is not vacant, but was incorrectly identified as being annexed into the Village and zoned R-6. The annexation and this rezoning will correct that error.*
- g. The public need for the proposed use; and
 - *The project will allow the continuation of Village services to the property and its residents. The property will pay its fair share of property taxes to support those services that it utilizes.*
- h. The thoroughness with which the municipality has planned and zoned its land use.
 - *The property is identified as Residential in the 2000 Comprehensive Plan. The property is similar to the surrounding area's development of medium-density multi-family buildings with 4-8 per units per building.*

A motion was made by COMMISSIONER VICK, seconded by COMMISSIONER ENGEL to recommend that the Village Board grant the Petitioner, Aleksandra Ligas (property owner), a Rezoning (Map Amendment) for the property located at 16651 Theresa Lane, upon annexation to the R-6 (Medium-Density Residential) zoning district and adopt the Findings of Fact as proposed by Village Staff in the Staff Report dated June 18, 2020."

AYE: All Commissioners participated electronically

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, ENGEL, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared The Motion Approved by roll call.

This item will be heard at the Village Board on Tuesday, July 7, 2020.

THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
2020-O-037

**AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE
CERTAIN REAL PROPERTY UPON ANNEXATION TO THE R-6
(MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT FOR
CERTAIN PROPOERTY LOCATED AT 16651 THERESA LANE**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-037**AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE
CERTAIN REAL PROPERTY UPON ANNEXATION TO THE R-6
(MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT FOR
CERTAIN PROPOERTY LOCATED AT 16651 THERESA LANE**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, a petition for granting a rezoning of certain real property to R-6 (Medium-Density Residential) upon annexation of located at 16651 Theresa Lane, Tinley Park, Illinois 60477 (“Subject Property”) has been filed by the property owner Aleksandra Ligas (“Petitioner”) with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Map Amendment (rezoning) should be granted on June 18, 2020 at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures”, at which time all persons were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, the Plan Commission voted 7-0 and has filed its report and findings and recommendations that the proposed Rezoning be approved with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Rezoning; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of facts as if said recitals were fully set forth herein.

SECTION 2: That the report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting a Rezoning as set forth below and the proposed granting of the Rezoning as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

- a. The existing uses and zoning of nearby property;
 - *The R-6 zoning district will allow the Subject Property to serve as an extension of the existing R-6 designation for the similar surrounding medium-density multi-family buildings.*
- b. The extent to which property values are diminished by the particular zoning;
 - *The property is already developed with a permitted use and is similar to the surrounding area's development. Rezoning to R-6, will maintain zoning that was believed to be there for many years.*
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
 - *No changes to the property are expected with the rezoning or in the near future. The property was believed to be zoned R-6 during its development, similar to adjacent properties.*
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - *Hardships of neighboring property owners have not been identified. Lighting, dumpster locations, landscaping, cross-access, and overall site layout were designed to avoid any issues with the neighboring properties. The project will allow the continuation of Village services to the property and will pay its fair share of property taxes to support those services.*
- e. The suitability of the property for the zoned purpose;
 - *The site was previously developed under the belief that it was zoned R-6 and the existing development complies with that zoning district.*
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;

- *The lot is not vacant, but was incorrectly identified as being annexed into the Village and zoned R-6. The annexation and this rezoning will correct that error.*
- g. The public need for the proposed use; and
- *The project will allow the continuation of Village services to the property and its residents. The property will pay its fair share of property taxes to support those services that it utilizes.*
- h. The thoroughness with which the municipality has planned and zoned its land use.
- *The property is identified as Residential in the 2000 Comprehensive Plan. The property is similar to the surrounding area's development of medium-density multi-family buildings with 4-8 per units per building.*

SECTION 3: The Map Amendment (Rezoning) as set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION

THE EAST 100 FEET OF THE WEST 450 FEET OF THE SOUTH 150 FEET OF THE SOUTH 20 ACRES OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 28-19-306-018-0000

COMMONLY KNOWN AS: 16651 Theresa Lane, Tinley Park, Illinois

SECTION 4: That a Rezoning of the Subject Property to R-6 (Medium-Density Residential) is hereby granted to the Petitioner upon annexation.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 21st day of July, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 21st day of July, 2020.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-037, “AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE CERTAIN REAL PROPERTY UPON ANNEXATION TO THE R-6 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT FOR CERTAIN PROPOERTY LOCATED AT 16651 THERESA LANE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 21, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 21st day of July, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☐ Special Use for: _____
☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
☐ Variation ☐ Residential ☐ Commercial for _____
☒ Annexation
☒ Rezoning (Map Amendment) From Unincorporated to R-6
☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
☐ Site Plan
☐ Landscape Change Approval
☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: 16651 Theresa Ln Annexation
 Project Description: Annexation
 Project Address: 16651 Theresa Lane Property Index No. (PIN): 28-19-306-018-0000
 Zoning District: R-6 (Proposed) Lot Dimensions & Area: ~120' x 100' (12,000 sq ft)
 Estimated Project Cost: \$ 0 (Both Lots)

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Aleksandra Dvorsky Company: _____
 Street Address: 711 Woodale Ln City, State & Zip: _____
 E-Mail Address: Lemont IL 60439 Phone Number: 630-546-1144

APPLICANT INFORMATION

☒ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: _____ Company: _____
 Relation To Project: _____
 Street Address: _____ City, State & Zip: _____
 E-Mail Address: _____ Phone Number: _____



Village of Tinley Park
Community Development Dept.
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VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize _____ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

STAFF COMMENT

BOARD COMMENT

PUBLIC COMMENT

EXECUTIVE SESSION

ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

- A. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.**
- B. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.**
- C. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.**